



# Pembroke Street

, York

YO30 7BB

£245,000



Situated close to the highly regarded Burton Stone Lane area and within a short walk of York city centre, this charming two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, investors, or those seeking a change of scenery.

The property enjoys a convenient location with easy access to a wide range of local amenities, including Clifton Moor Shopping Park, well-regarded schools such as Vale of York, and excellent transport links via the A64, providing straightforward routes to Leeds and beyond.

Internally, the accommodation is both welcoming and well laid out. To the front of the property is a cosy living room, perfect for relaxing evenings. This flows through to a separate dining room, creating an ideal space for entertaining or family meals, which in turn leads to a well-equipped kitchen. The bathroom is conveniently located off the kitchen on the ground floor.

To the first floor are two generously proportioned bedrooms. The master bedroom benefits from an additional space to the rear, offering exciting potential to create an en-suite bathroom, subject to the necessary planning permissions.

Externally, the property offers a low-maintenance rear courtyard.

Combining a desirable location with well-balanced accommodation and future potential, this property represents a fantastic opportunity to step onto the property ladder or add to an investment portfolio in one of York's most popular residential areas.

\*A selection of rooms have been dressed using AI for illustrative purposes.\*

Council Tax Band B

