

Philip Laney & Jolly



26 York Place, Worcester, WR1 3DR
Offers over £300,000

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Philip Laney & Jolly Worcester are delighted to welcome to the market this wonderful four storey Victorian house located in York Place within the highly sought after area of Britannia Square, Barbourne just North of the City centre and walking distance to amenities, schooling and green areas.

This lovely house offers two reception rooms over two different floors, three good sized bedrooms and a bathroom, providing ample space for comfortable living. Situated in a conservation area, this property enjoys a unique character and historical charm that is sure to captivate any potential homeowner. With the accommodation spread over four storeys, there is plenty of room to create a cosy and inviting living space.

Although the property invites cosmetic updating, this presents an exciting opportunity for you to put your personal touch on this home, having the possibilities of transforming this house into your dream residence while preserving its traditional appeal.

Outside is a lovely south westerly facing private rear garden giving you a great space to entertain or relax outdoors.

The property benefits further from a parking space and garage to the rear as well as permit parking to the front.

A viewing is highly recommended to appreciate this property in a fabulous location.

Porch

Wooden front door, single glazed door opening to hallway.

Hallway

Ceiling light point. Radiator. Bifold wooden doors open to:

Living Room

Sash window to front aspect. Radiator. Gas fire inset to wooden surround with stone hearth. Ceiling light point.

Bathroom

UPVC double glazed window to rear aspect. Fully tiled walls. Feroli heating system. White suite comprising low level WC, panelled bath with shower attachment and pedestal wash hand basin. Radiator. Ceiling light point. wall mounted heater

Landing

Radiator. Stairs to first floor. UPVC double glazed window to rear aspect.

Lower Ground floor - Kitchen

Obscure window to front. Range of wall and base units with work surface over. Space and plumbing for washing machine. Space for gas cooker. Space for fridge freezer. Stainless steel sink and drainer. Built in storage cupboard. Tiled splashbacks. Arch to living area.





Lower Ground Floor - Living Area

Double glazed window to the rear aspect. Obscure double glazed door to the rear. Brick fireplace with gas effect fire inset and stone hearth. Radiator. Stairs to the ground floor.

First Floor Bedroom One

Sash window to front aspect. Radiator. Ceiling light point. Wash hand basin and shower cubicle with tiled splash backs.

First Floor Bedroom Three

Double glazed window to rear aspect. Radiator. Ceiling light point. Stairs to top floor.

Second Floor Bedroom Two

Sky light window. Radiator and wall light

Rear Garden

South westerly facing private garden. Initial hard standing seating area enclosed by back walling. Rear access pathway to garage.

Garage

Up and Over door.

COUNCIL TAX WORCESTER

We understand the council tax band presently to be : D

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Tenure Freehold

We understand that the property is offered for sale Freehold.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Parking

Parking for the property is via driveway in front of the garage.

Broadband

We understand currently Ultrafast Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

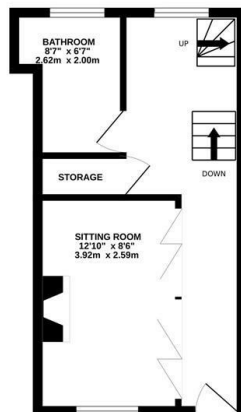
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



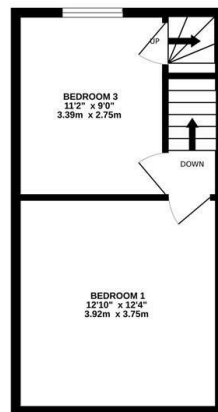
LOWER GROUND FLOOR



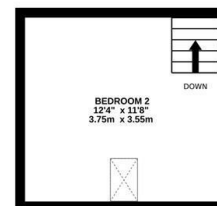
GROUND FLOOR



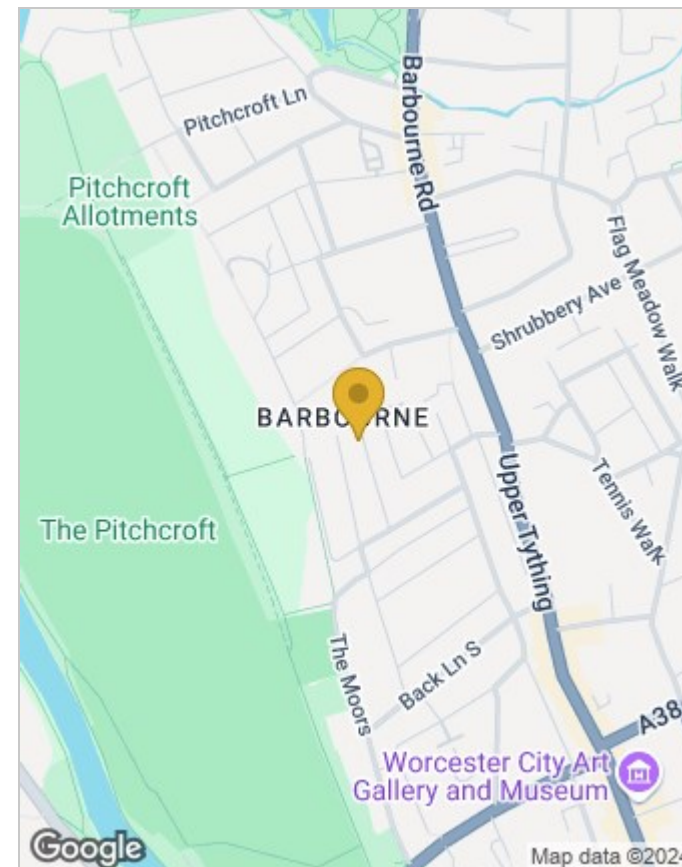
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our PLJ Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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