



## Kyme Street, York Offers Over £375,000

A quirky, period townhouse, beautifully arranged over three floors with walled garden, whilst sitting within the historic city walls and offered for sale with no forward chain.





The property is entered via a wooden door into the principal reception room, which oozes character having traditional picture rails and a beautiful feature fireplace with decorative tiling. A large sash window to the front fills the space with natural light and creates a lovely, welcoming room. The front reception room also has a door leading to the further ground floor spaces as well as a door leading to the first-floor staircase.

A sitting room is found on the ground floor to the rear elevation of the property and benefits from having an open fireplace with tiled hearth, fitted shelving and a large sash window overlooking the beautifully kept rear courtyard.



A stone staircase, complimented by trompe l'oeil artwork, which has been painted on with immense precision and talent leads to the lower ground floor.

To the lower ground floor is the property's kitchen and versatile utility room. The kitchen itself comprises a range of painted fitted wooden wall and base units with a black marbled effect worktop and decorative blue tiled splashback, whilst also having ample space for a dining area. Character features including terracotta tiled flooring and an exposed brick chimney breast wall show off the quirky charm throughout this home. French doors open up from the kitchen on to the stunning and easily maintainable courtyard.



Also on the lower ground floor is the utility/storeroom which is carpeted and offers ample space for additional appliances. This room is easily adaptable and very spacious, so could alternatively be used as a dining room or additional reception room.

Carpeted stairs in the stairway lead to the first floor accommodation, which comprises two bedrooms and a family bathroom.

The master bedroom sits to the front elevation of the property and provides a spacious double room with fitted period wardrobe and a large sash window to the front, allowing for an abundance of natural light flow.



Impressive in its own right, is the landing which has been beautifully decorated with fabric walls and tented ceiling, creating an elegant interior feel to this unique space.

The second bedroom offers a good-sized single bedroom with loft access, fitted storage and a sash window overlooking the rear courtyard.

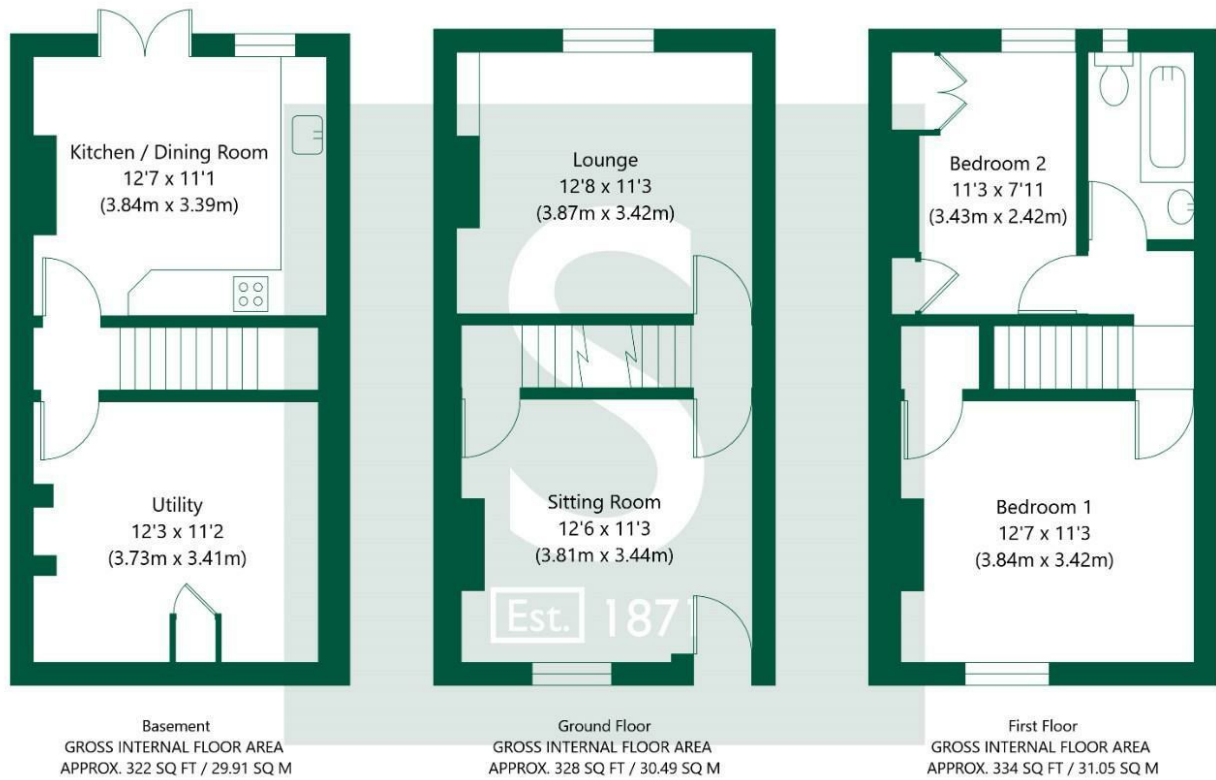
Completing the internal space is the modern family bathroom which comprises a low flush WC, panel bath with shower over and vanity unit with hand wash basin.

Externally, the property boasts a stunning brick walled courtyard with an array of beds with shrubs, plants and flowers. Steps lead up the courtyard to a timber rear gate, providing access to the rear alleyway. A quirky antique cast iron bench seat offers the perfect setting to enjoy a glass of wine on an evening or a morning cup of coffee listening to the chirping birds.

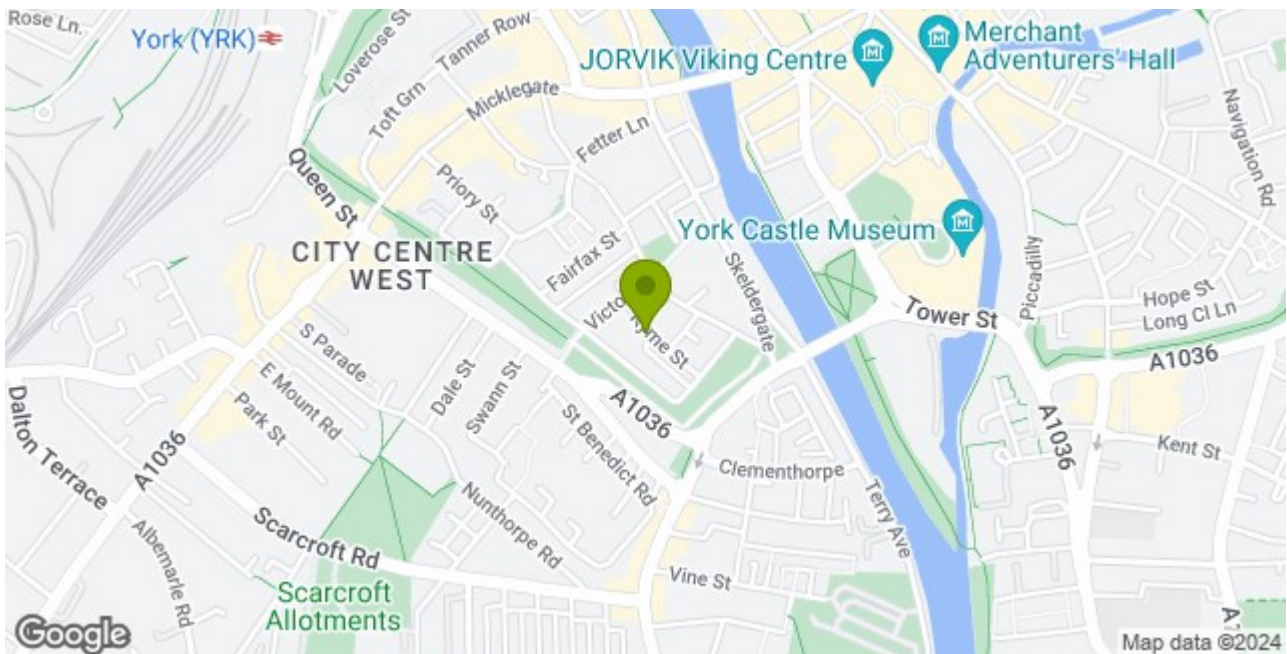


Situated on Kyme Street, in the ever popular central location of Bishophill, the property is within minutes' walk of the heart of York City Centre. This property offers so much character and individuality and set in a highly desirable area, therefore early viewing is recommended.

# Kyme Street, Bishophill, York, YO1 6HG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 984 SQ FT / 91.45 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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