



19 St Georges Place
York, YO24 1DT
Guide Price £325,000



Churchills Estate Agents are delighted to present to the market this beautifully presented two-bedroom first floor apartment, tucked away on a highly sought-after, quiet no-through residential road just off Tadcaster Road. Offering bright and spacious accommodation that is ready to move straight into, this charming home effortlessly blends attractive period features with modern comforts. The well-proportioned accommodation comprises a welcoming lounge with a feature fireplace, a modern fitted kitchen, two generous double bedrooms, en-suite shower room and a stylish bathroom.

Externally, the property benefits from convenient on-street parking. The location is equally impressive, with the open spaces of York Racecourse, Hob Moor Nature Reserve and the Knavesmire all close by, offering superb walking and cycling routes. York city centre, the railway station, excellent local shops, well-regarded schools, and the popular amenities along Tadcaster Road are also all within easy reach.

This is a fantastic opportunity to acquire a characterful home in one of York's most desirable locations, offering an exceptional blend of charm, comfort and convenience. Early viewing is highly recommended to fully appreciate everything this wonderful apartment has to offer.

Entrance Hall

Wooden entrance door, carpeted floors, dado rail, radiator, power points

Lounge

16'1 x 12'10 (4.90m x 3.91m)

Single glazed window to side, coving, ceiling rose, period fireplace, carpets, built in storage cupboard, radiator, TV point, power points





Kitchen

12'2 x 6'8 (3.71m x 2.03m)

Two single glazed windows to front, fitted kitchen comprising wall and base mounted units, oak wood countertop, gas hob, electric oven, integrated dishwasher, space and plumbing for appliances, wooden flooring, recessed spotlights, power points

Utility Room

Storage cupboards, tiled flooring, power points

Bedroom 1

14'4 x 12'11 (4.37m x 3.94m)

Dual aspect with single glazed window to side, double glazed window to rear, carpets, radiator, power points.

En-suite Shower Room

5'9 x 5'5 (1.75m x 1.65m)

Walk-in shower, hand wash basin, low level WC, towel rail/radiator, tiled floor

Bedroom 2

12'2 x 10 (3.71m x 3.05m)

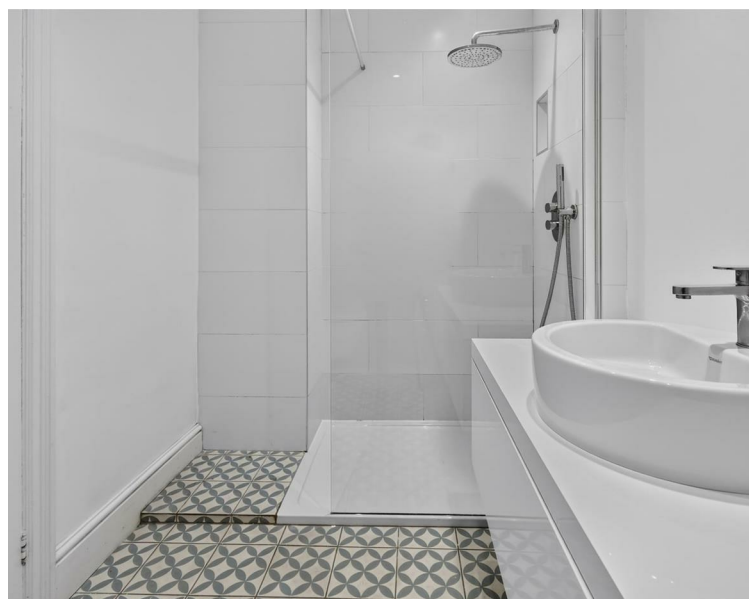
Single glazed window to front, storage cupboard, radiator, coving, carpets. power points

House Bathroom

Single glazed window to side, bath, wash hand basin, low level w.c., radiator, tiled flooring

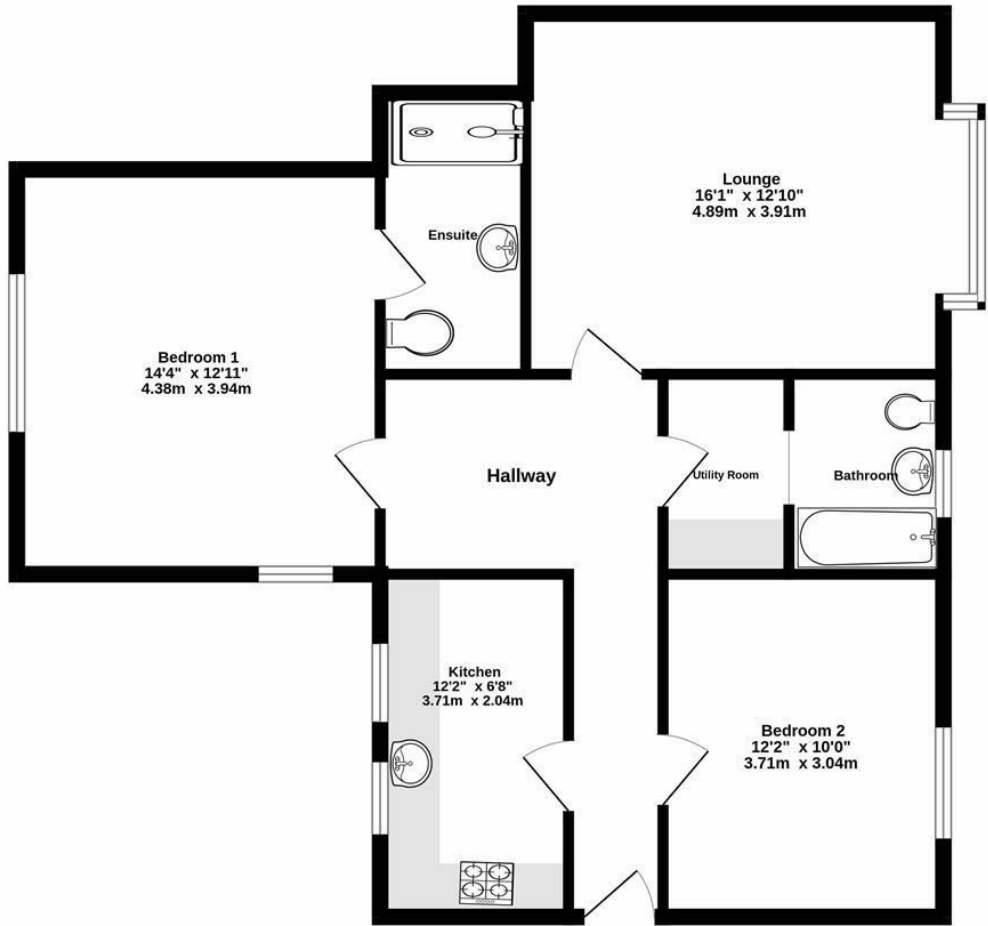
Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

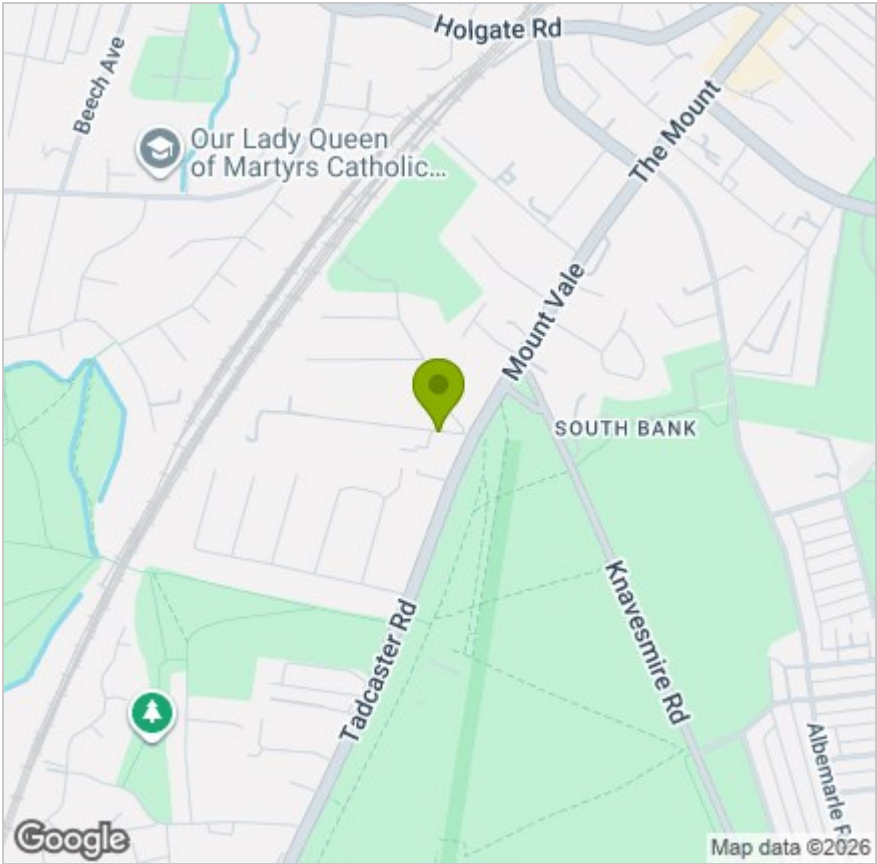


FLOOR PLAN

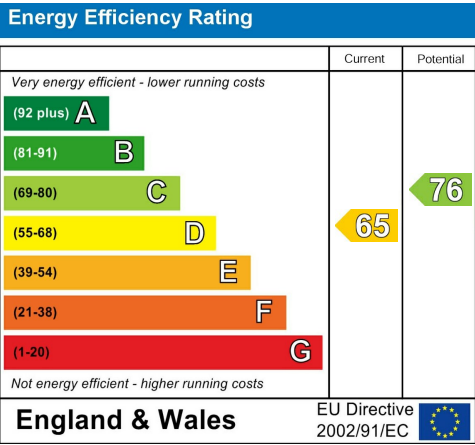
First Floor
822 sq.ft. (76.3 sq.m.) approx.



LOCATION



EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.