



NO ONWARD CHAIN – TWO BEDROOM  
MID-TERRACE IN POPULAR SOUTH  
BANK LOCATION

Situated in the highly sought-after South Bank area of York, the location provides excellent access to local amenities, transport links, and York city centre, making it ideal for first-time buyers or investors alike.

The ground floor features a spacious through lounge, providing versatile living and dining space with plenty of natural light throughout. To the rear lies a fitted kitchen with a range of wall & base units, ample worktop space, and provision for appliances. A modern bathroom fitted with a three-piece suite. Upstairs, the property offers two generous double bedrooms.

Externally, there is a private enclosed courtyard to the rear. With its convenient location and potential to add further value, this charming home is a fantastic opportunity to enjoy all that South Bank and York have to offer.

## Hallway

### Lounge

12'9" x 12'6" (3.91m x 3.83m)

### Dining Room

12'6" x 9'6" (3.83m x 2.90m)

### Kitchen

13'0" x 6'5" (3.97m x 1.97m)

### Bathroom

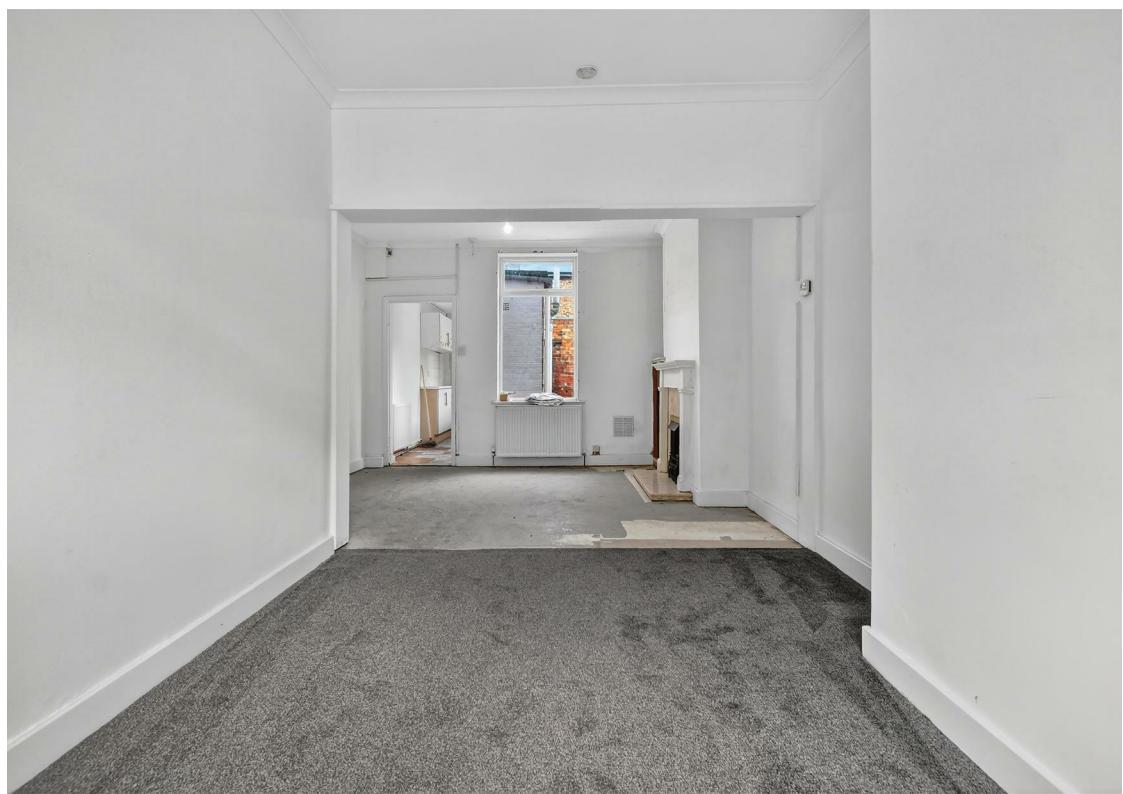
6'1" x 6'1" (1.87m x 1.86m)

### Bedroom 1

12'4" x 9'6" (3.78m x 2.91)

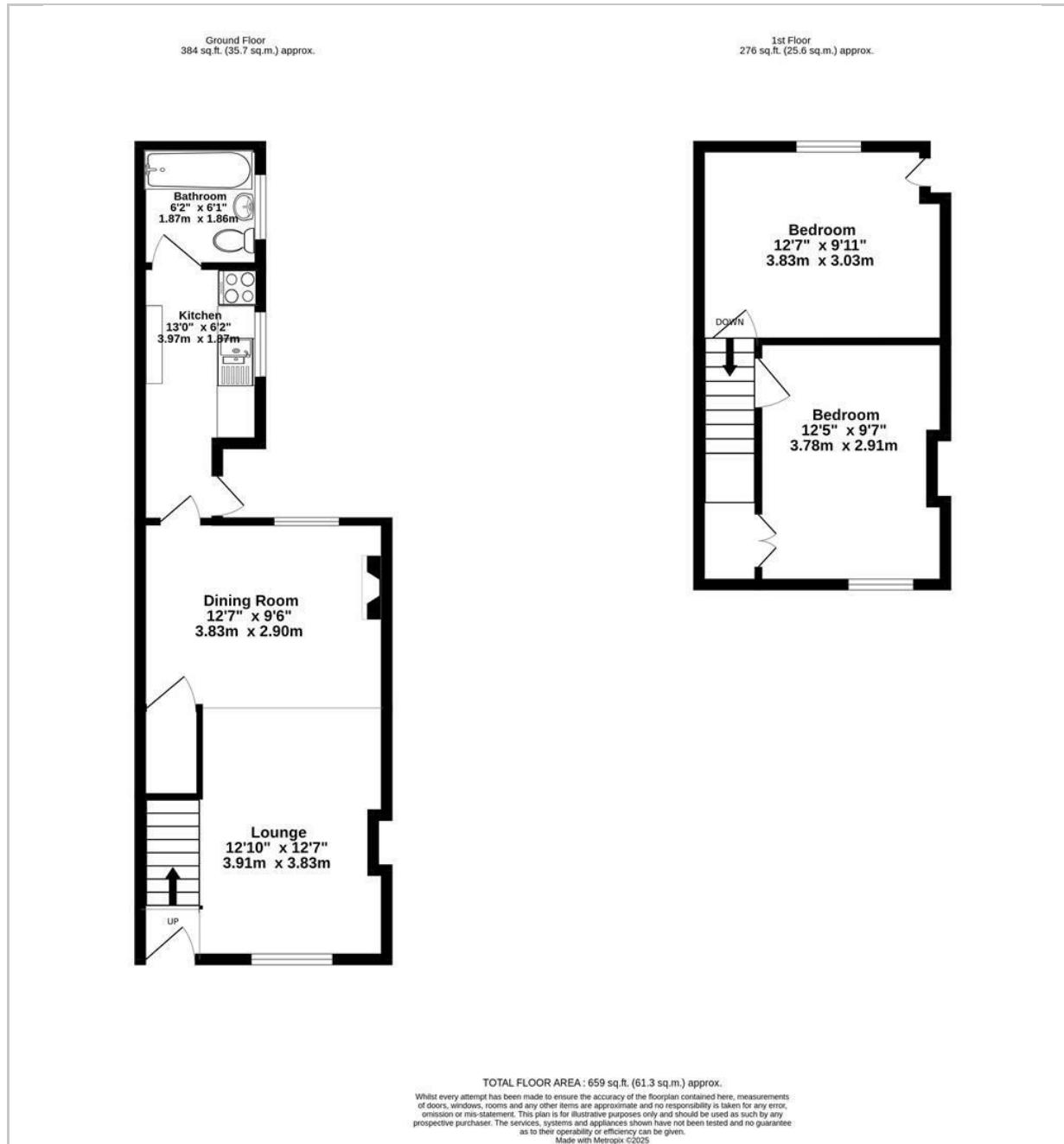
### Bedroom 2

12'6" x 9'11" (3.83m x 3.03m)

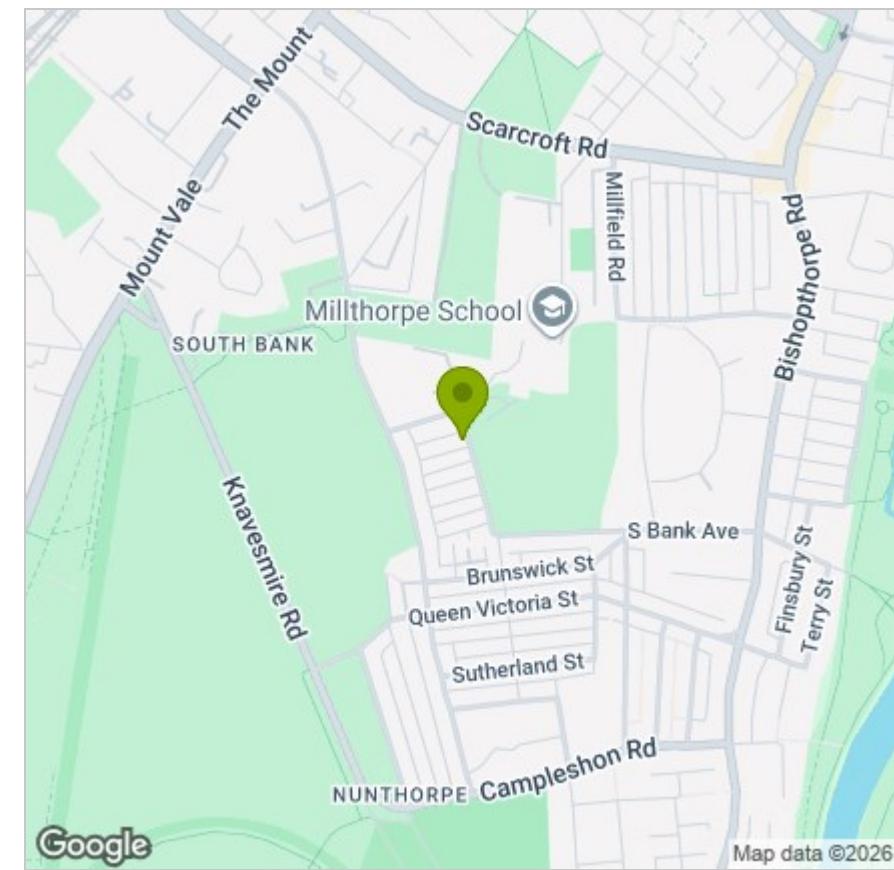




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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