







38 Baker Street  
York, YO30 7AX  
**£245,000**

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A well-presented two-bedroom forecourted period Victorian terraced home, ideally situated on Burton Stone Lane, just off Grosvenor Terrace and being a stones throw from York's bustling city centre as well as being perfectly located for York Hospital and close to an array of local amenities. This charming property combines classic character with practical living, making it an excellent choice for first-time buyers, professionals or investors.

The accommodation has the benefit of gas central heating and uPVC double glazing and briefly comprises: entrance hall, living room, dining room and a kitchen with modern fitted wall and base units completes the ground floor accommodation. Upstairs, there are two bedrooms along with a house bathroom, providing convenient and functional living arrangements whilst to the rear is a good size courtyard garden and two brick built storage sheds. The home retains a sense of period charm while offering scope for personalisation.

This property represents a fantastic opportunity to acquire a traditional home in a sought-after residential area.

### Entrance Hallway

Double panelled radiator, skirting, laminate flooring

### Dining Room

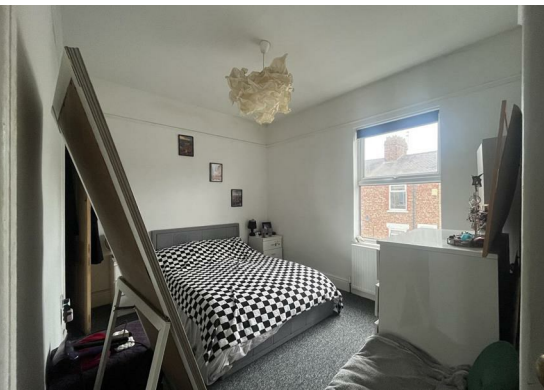
12'6" x 10'4" (3.81m x 3.15m)

Two sash windows to front, picture rail, skirting, power points, laminate flooring, log burner

### Lounge

10' x 8'2" (3.05m x 2.49m)

Coving, picture rail, power point, skirting, laminated flooring, uPVC window to rear, understairs cupboard





### **Kitchen**

6'5" x 6'4" (1.96m x 1.93m)  
uPVC window to rear, fitted wall and base units, electric hob with extractor fan over, integrated oven, stainless steel sink and draining board, power points, laminate flooring, uPVC door to rear

### **First Floor Landing**

#### **Bedroom 1**

12'2" x 10' (3.71m x 3.05m)  
uPVC window to front, picture rail, power points, double panelled radiator, built in cupboards

#### **Bedroom 2**

11'7" x 7' (3.53m x 2.13m)  
uPVC window to rear, power points, skirting, carpet, cupboard, access to loft (combination boiler is housed in the loft)

#### **Bathroom**

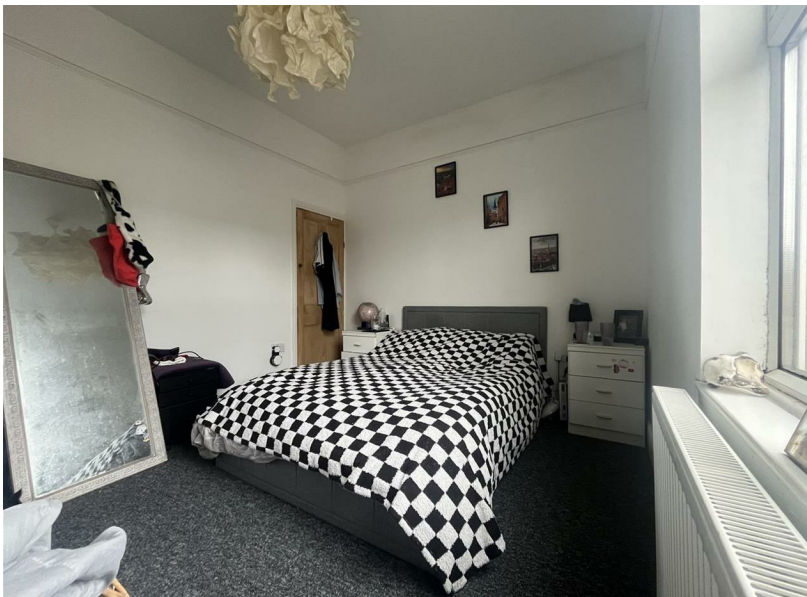
uPVC window to rear, vanity with basin, low level w.c., bath with shower over, tiled walls and floor

#### **Outside**

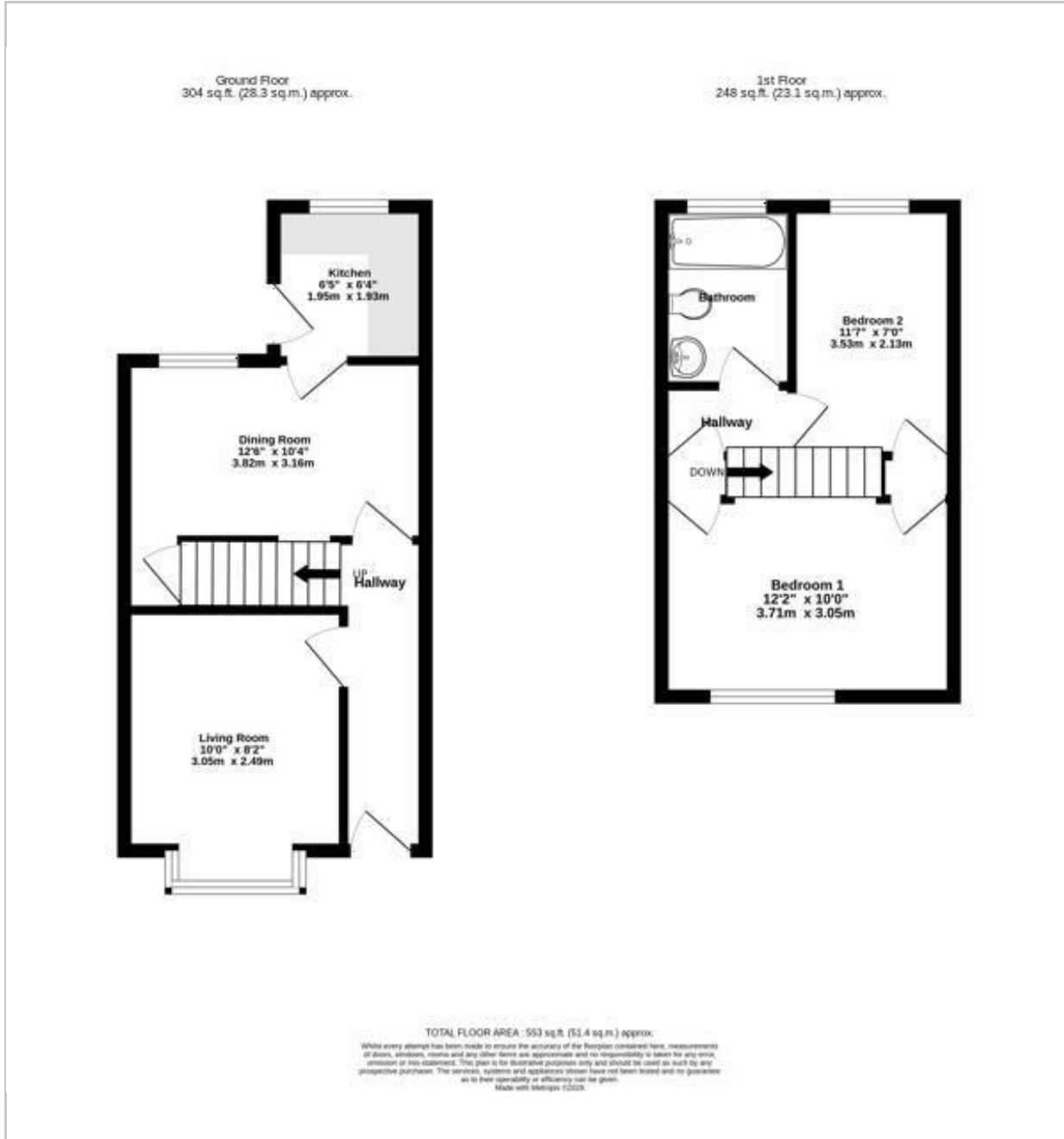
Paved courtyard garden, brick store

#### **Agents Note:**

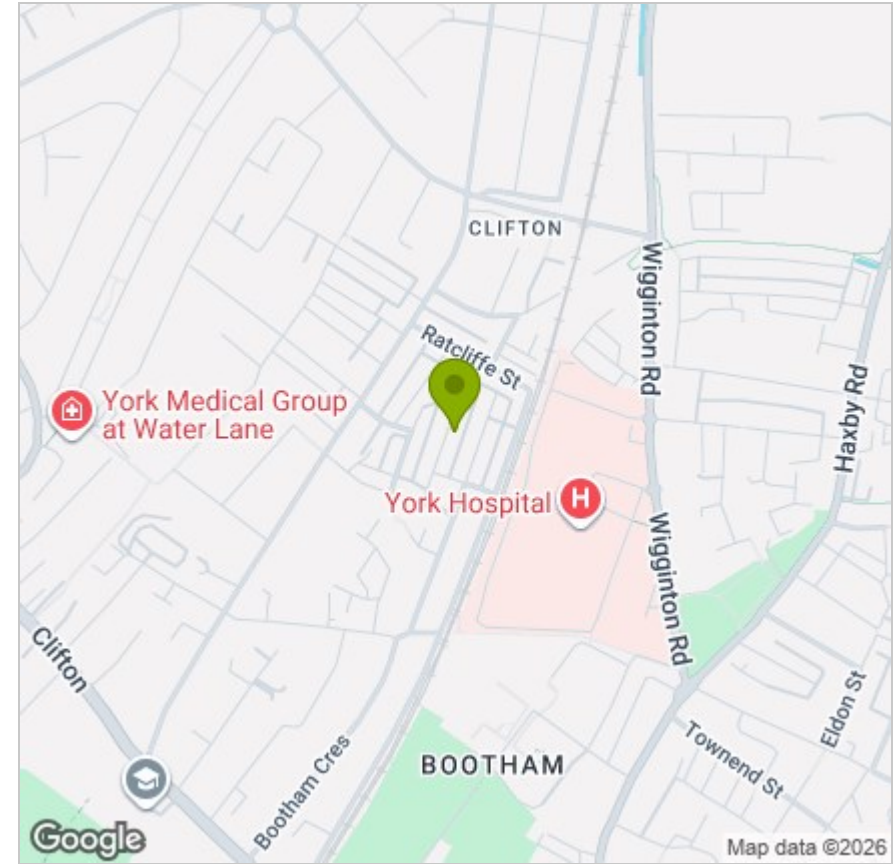
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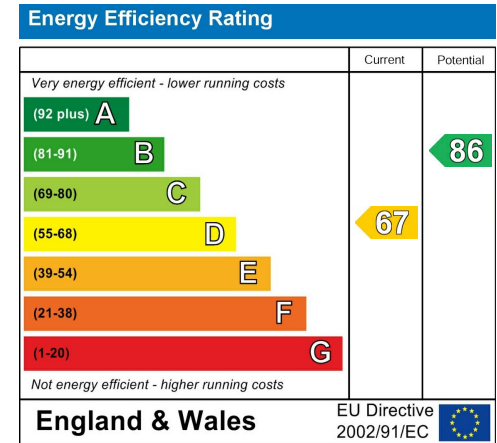
## FLOOR PLAN



## LOCATION



## EPC



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