Cross Keys Estates

Opening doors to your future







46 York Place

Plymouth, PL2 1BP

Guide Price £240,000 Freehold



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** Guide Price £240,000 to £260,000 **
Cross Keys Estates is delighted to present this charming mid-terrace property located in the highly sought-after area of York Place, Stoke. This delightful home boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The welcoming hallway leads you into an open-plan sitting room, which features a lovely fireplace, creating a warm and inviting atmosphere. The modern kitchen is generously sized, offering plenty of workspace for culinary enthusiasts. At the rear of the property, you will find a private courtyard garden, perfect for enjoying the outdoors in a tranquil setting. The front garden is equally appealing, featuring newly laid grass and patio steps, enhancing the property's curb appeal.

- Charming Mid Terrace Property
- Off Road Parking For Two Vehicles
- Open Plan Sitting Room & Dining Room
- Modern Fitted Kitchen & Bathroom
- Available With No Onward Chain
- Fantastic Sized Private Front Garden
- Sought After Residential Area
- Two Double Bedrooms, One Single
- Close To Schools, Shops & Stoke Village
- Early Viewing Advised, EPC - TBC





Cross Keys Estates
As one of Plymouths' leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth
Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-southwest of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.
The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the Southwest, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.
There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.
Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Stoke
The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community Col-lege. Plymouth College of Further Education is located on the southern fringes of the area, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of stoke have easy access to Plymouth ferry port and within 3 miles of the A38. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

More Property Information
This home comprises three well-proportioned bedrooms. The primary bedroom is particularly expansive, providing a comfortable retreat, while the second bedroom is also a double, making it ideal for family or guests. The third bedroom, a good-sized single, is perfect for a child's room or a home office. The modern bathroom completes the accommodation, ensuring convenience for all residents.
With parking available for two vehicles, this property is not only practical but also perfectly positioned close to local schools, shops, and the vibrant Stoke Village. Offered with no onward chain, this charming home is an excellent opportunity for first-time buyers. Do not miss out on the chance to make this delightful property your own.

Hallway
22'6" x 6'7" (6.86m x 2.00m)
Stairs, door to:

Sitting Room
12'6" x 14'7" (3.82m x 4.44m)

Dining Room
11'11" x 12'4" (3.62m x 3.75m)

Kitchen
16'2" x 9'1" (4.94m x 2.78m)

Primary Bedroom
12'9" x 18'3" (3.88m x 5.55m)

Landing
6'7" x 6'9" (2.00m x 2.06m)

Bedroom 2
11'11" x 11'1" (3.62m x 3.39m)

Bathroom
6'11" x 6'4" (2.10m x 1.93m)

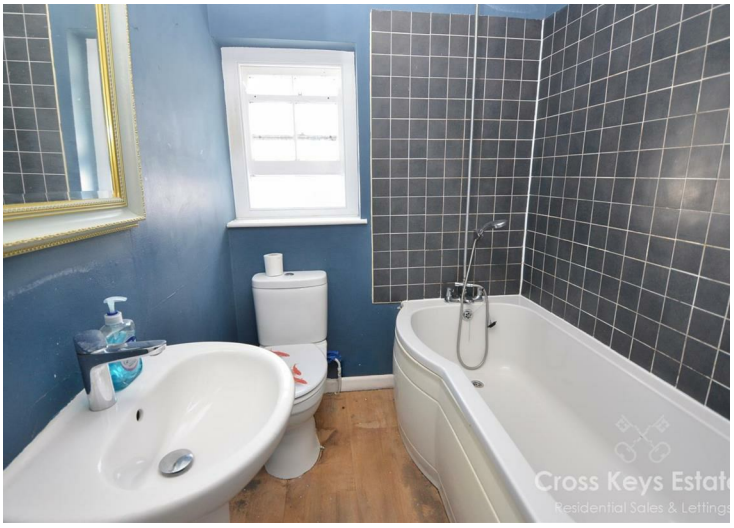
Bedroom 3
6'9" x 9'1" (2.06m x 2.78m)

Garden & Parking

Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.

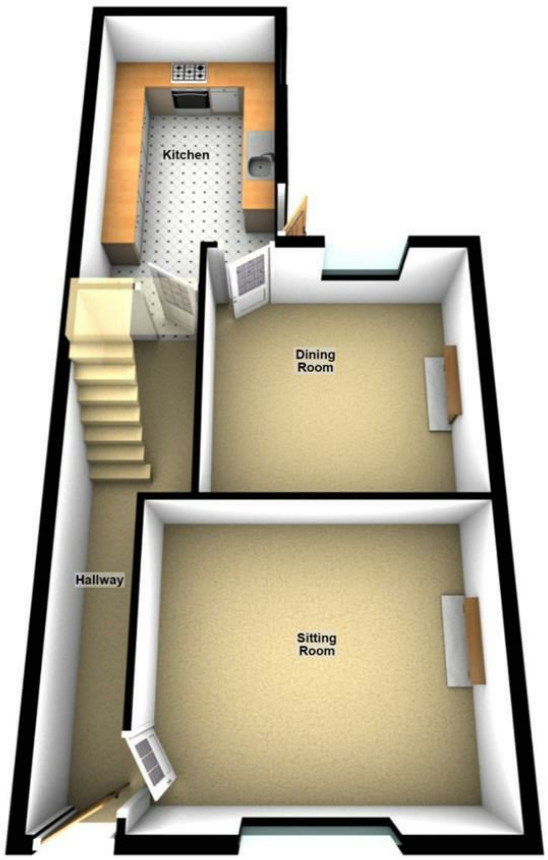




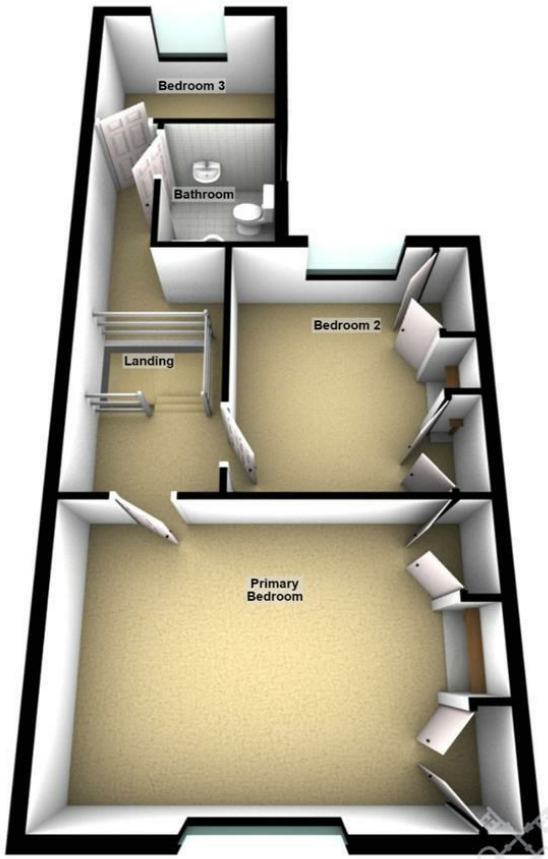




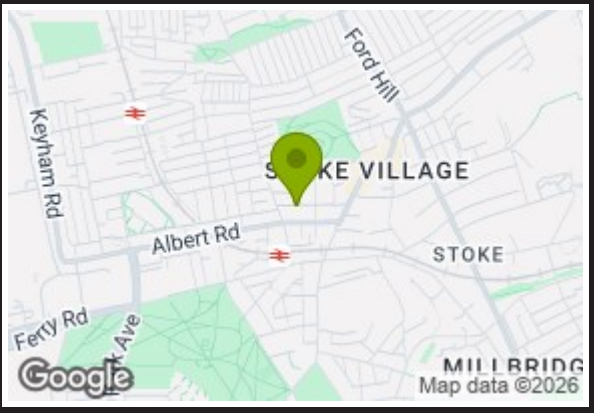
Ground Floor

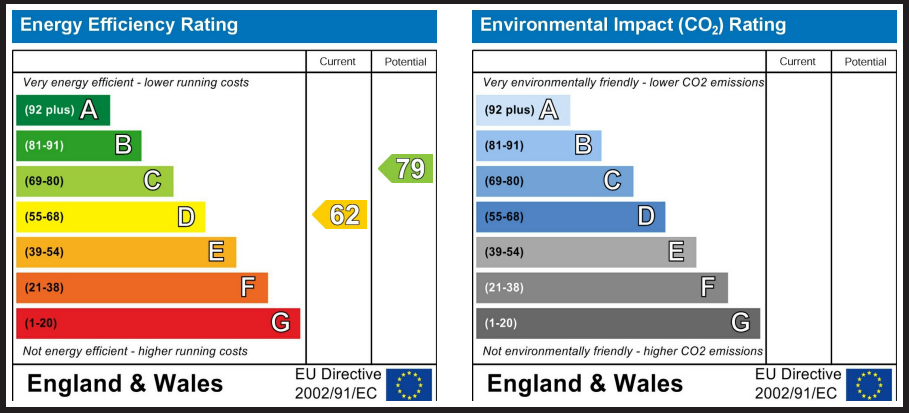


First Floor



Cross Keys Estates
Residential Sales & Lettings





VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Property Ombudsman

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Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net