



Grange Street York YO10 4BH

Offers Over £400,000



A beautifully renovated late Victorian terrace, superbly positioned on one of Fishergate's most sought-after residential streets.

This charming two-bedroom home enjoys a peaceful yet convenient setting, a short walk from the city centre, York railway station, and the River Ouse's riverside paths. Grange Street is ideally placed for local shops, green spaces, well-regarded schools, and the University of York.

The property is approached via an attractive south-facing front garden with rose bushes and a blossoming cherry tree. Inside, the ground floor offers a bright, open-plan living and dining room with high ceilings, a large bay window, French doors to the rear courtyard, and period detail including coving, cornices, ceiling roses and two fireplaces – one with a marble surround and electric fire. Pure wool carpets run throughout.

A stylish fitted kitchen to the rear features genuine granite worktops, a SMEG hob, Lamona oven, and integrated washer, dryer and dishwasher.

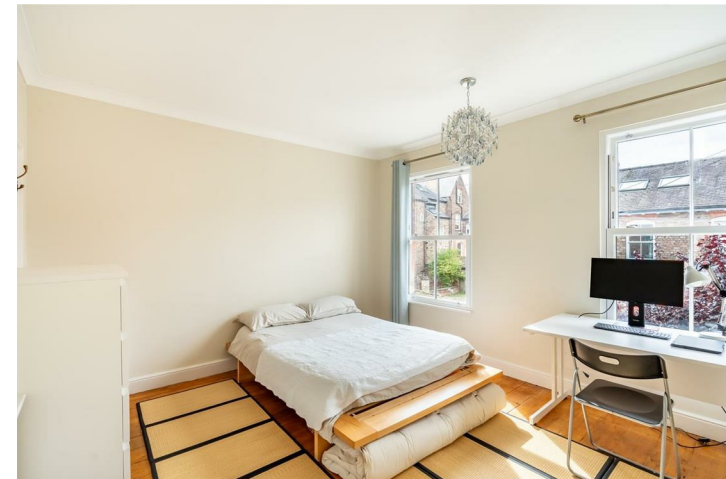
The home has been newly modernised with contemporary finishes blended with period character, plus recently installed solar panels for greater energy efficiency and lower running costs. The loft also offers potential for extension, subject to planning permission, as achieved by several neighbouring properties.

Upstairs are two double bedrooms, both retaining original features, with the principal bedroom enjoying views over the front garden. The contemporary bathroom is well-proportioned, with a shower over a full-sized bath and a pleasant outlook over the rear.

The colourful, well-maintained rear courtyard offers a private space for entertaining.

This is a rare opportunity to secure a characterful home, combining period charm with modern, energy-efficient living, in a prime location. Early viewing is advised.

EPC rating: C.





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Freehold
Council Tax Band - B

- Recently Renovated To High Specification
- Solar Panels, Energy Efficient Double Glazing Throughout Including French Doors To Rear Courtyard
- Period Features Throughout
- Close Proximity To River Ouse, York City Centre & York Train Station
- Within Easy Reach Of Amenities, Green Spaces & Top York Schools
- EPC C



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porches will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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