



Fountayne Street, York

£365,000

Stephensons
estate agents & chartered surveyors

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Fountayne Street,
York YO31 8HL

Est. 1871

£365,000

A charming Victorian two-bedroom terraced home brimming with character, benefiting from a private garden and a highly convenient location close to York's city centre.

Situated on Fountayne Street, a highly sought-after no-through road, this characterful period property has been extended and modernised tactfully to create a free-flowing, open home.

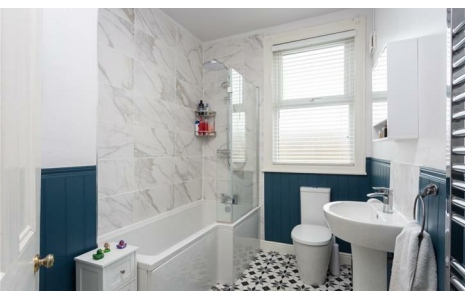
Entering via the front, into a welcoming entrance hall, featuring attractive tiled flooring and staircase leading to the first floor. From here, access is provided to an impressive open-plan living space that spans the full depth of the property. Thoughtfully arranged into three distinct areas, the front offers a formal living space with a large bay window and an eye-catching feature fireplace. This flows seamlessly into a dining area, complete with useful understairs storage, before opening out to a stylish, extended kitchen at the rear. The modern kitchen is fitted with a range of base and wall units, complemented by a breakfast bar and space for a range-style cooker and freestanding fridge freezer. Skylights above flood the space with natural light, while double doors open directly onto the rear garden. Beyond the kitchen is a practical utility room with plumbing for appliances, along with a convenient ground floor W.C.



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: C - 73
Council Tax: B - City of York
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



To the first floor, the primary bedroom overlooks the front of the property with a window to the front elevation, and built-in wardrobe space. The secondary bedroom benefits from a rear window overlooking the garden, and a further built-in wardrobe/cupboard space. The accommodation is completed with a contemporary, three-piece house bathroom, featuring a panelled bathtub with shower over, wash hand basin and W.C, with marble effect splashbacks.

Externally, the home enjoys an enclosed rear garden, mainly laid to lawn with patio seating areas and raised planting beds - ideal for outdoor relaxation and entertaining. Additional benefits include a storage shed and gated rear access via the alleyway.

Fountayne Street is a highly sought-after no-through road, located approximately half a mile from York's historic city centre, while also offering excellent access to York Hospital.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Partners:

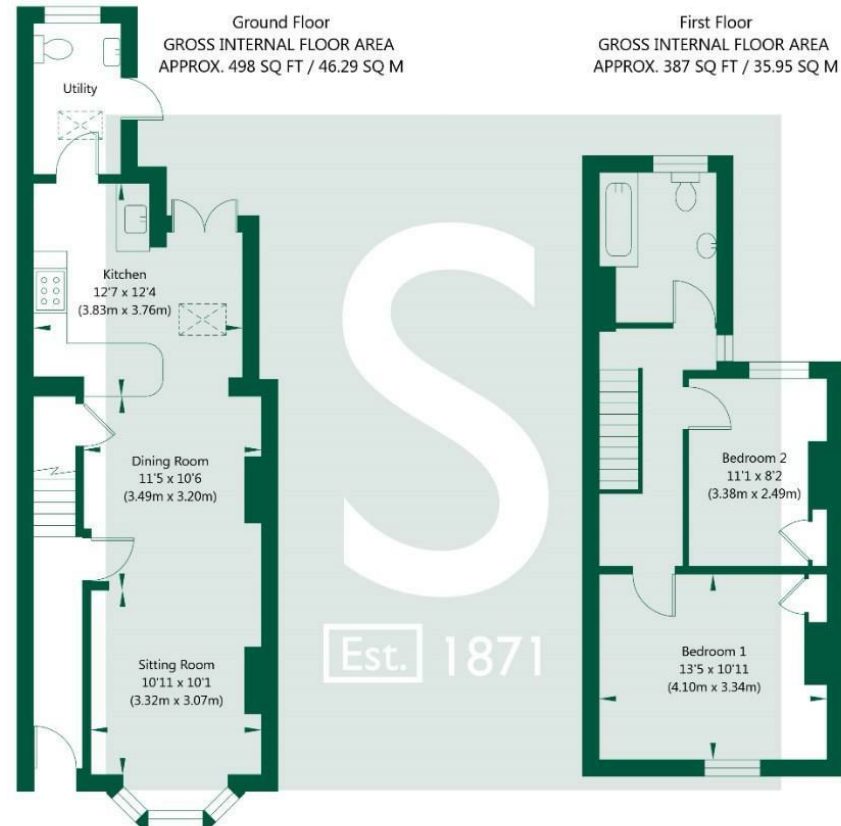
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 885 SQ FT / 82.24 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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