

Melbourne Street, York YO10 5AQ

£325,000

Stephensons
estate agents & chartered surveyors



Located just off Fishergate within striking distance of York's city centre, this semi-detached home offers a traditional layout and accommodation in a convenient location, and is offered with no onward chain.

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

*Download speeds vary by broadband providers so please check with them before purchasing.



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The accommodation is arranged over two floors and provides a practical and versatile layout. The ground floor offers welcoming living space ideal for both everyday family life and entertaining, alongside a fitted kitchen with access towards the rear of the property.

To the first floor are three bedrooms, providing a good balance of sleeping accommodation with flexibility for a home office or nursery if required, together with the house bathroom.

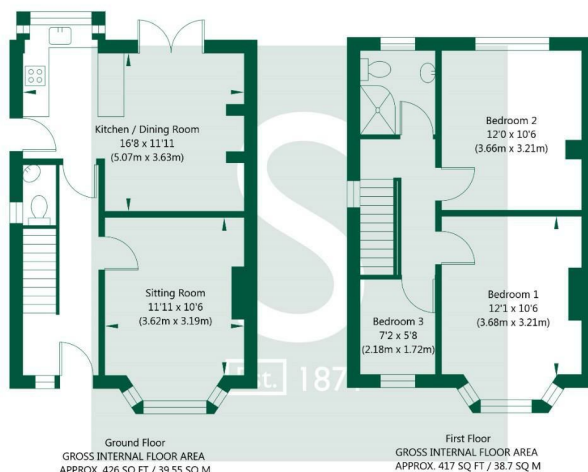
Externally, the property benefits from outdoor space to the rear, creating an ideal setting for relaxing, entertaining and family use.

Melbourne Street is well placed for access to York city centre and a variety of local amenities, while also offering convenient links to the wider road network.

With three-bedroom accommodation in a sought-after York location, this semi-detached home is well worthy of an internal viewing to fully appreciate the space and potential on offer.

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.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 843 SQ FT / 78.25 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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