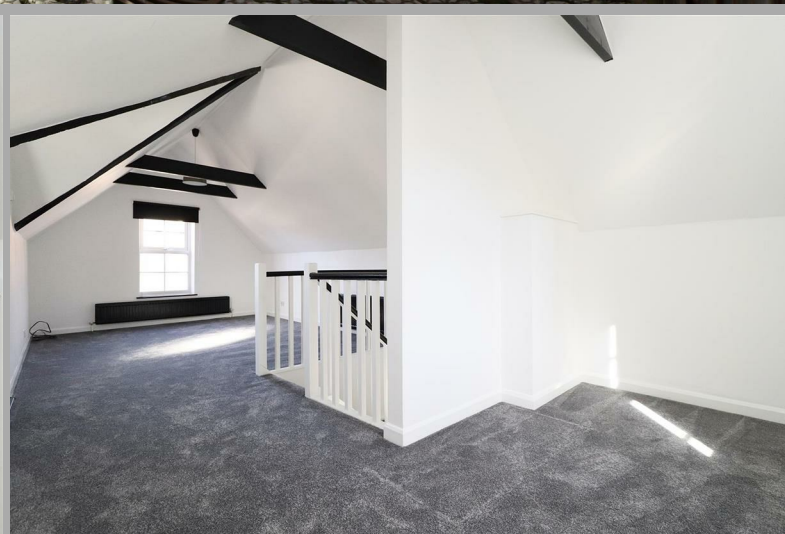




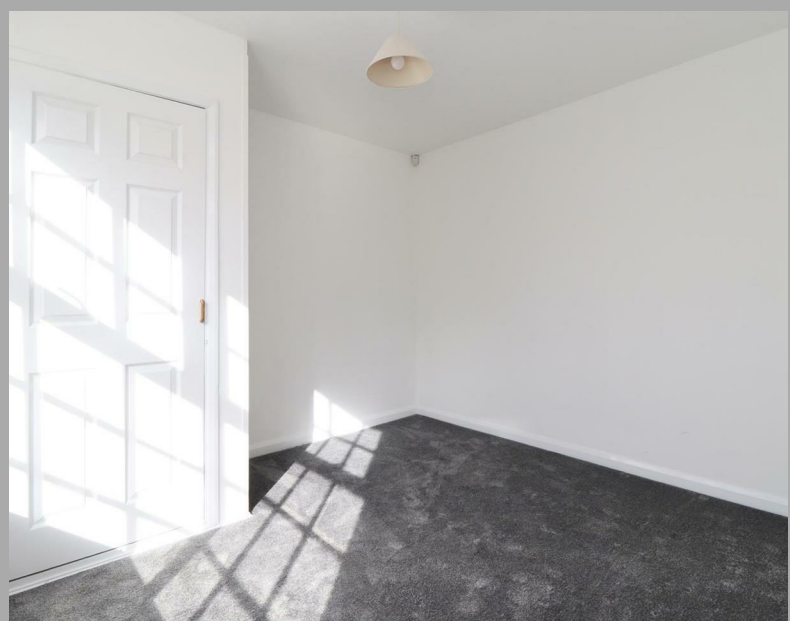
ABOUT THE PROPERTY

Offered to the market with no forward chain, this truly unique detached cottage is tucked away just off Brunswick Street in the highly sought-after South Bank area of York. Set back from the road, the property enjoys a sense of privacy while still being within easy reach of the city centre and local amenities.

Full of charm and character, the accommodation is both versatile and well-presented throughout. Upon entering, you are welcomed by an entrance hall with stairs leading to the first floor. The ground floor features a spacious double bedroom, a modern fitted kitchen complete with integrated appliances and a useful storage cupboard, as well as a contemporary bathroom fitted with a three-piece suite. To the first floor, the property really comes into its own. The impressive living area boasts vaulted ceilings and exposed beams, creating a bright and airy space with a distinctive character. There is also an additional flexible area which could easily serve as a home office, dining space, or even accommodate an occasional guest bed, depending on your needs.

This delightful cottage offers a rare opportunity to acquire a one-of-a-kind home in a prime location, and early viewing is highly recommended to fully appreciate all it has to offer.





THE ACCOMMODATION COMPRISES;-**GROUND FLOOR****ENTRANCE HALL**

Front entrance door.

Stairs to first floor, radiator.

KITCHEN

3.43 x 1.80 (11'3" x 5'10")

Window to front.

Wall and base units comprising of working surfaces, sink unit, integrated appliances including oven with hob and extractor fan over, fridge freezer and washing machine. Storage cupboard, under stairs cupboard, radiator.

BEDROOM

3.15 x 3.14 (10'4" x 10'3")

Window to front.

Storage cupboard housing wall mounted gas fired central heating boiler, electrical fuse board and meters. Radiator.

BATHROOM

2.08 x 1.42 (6'9" x 4'7")

Three piece suite comprising of a panelled bath with shower attachment, low flush WC and pedestal hand basin. Part tiled walls, chrome ladder style radiator and extractor fan.

FIRST FLOOR**LIVING ROOM**

7.65 max x 3.33 (25'1" max x 10'11")

Windows to front and sides.

3x radiators.

ADDITIONAL INFORMATION**SERVICES**

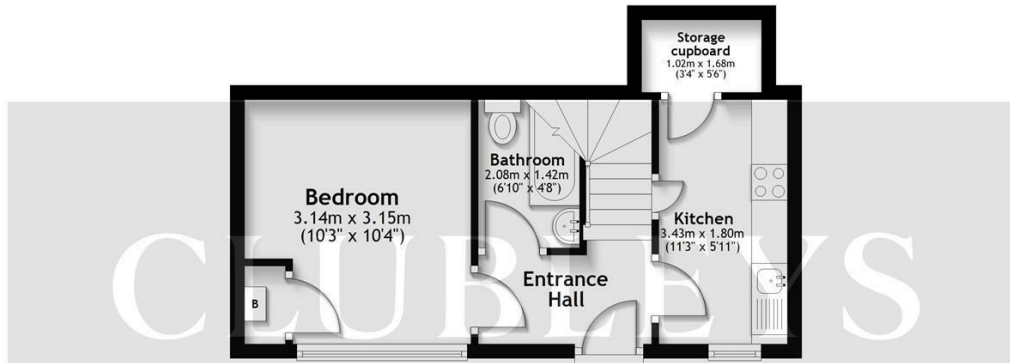
Mains Gas, Water, Electricity and Drainage.
Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agents.

Ground Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



Total area: approx. 53.9 sq. metres (580.6 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.