



1 North Parade, York

York

£475,000

# 1 North Parade

York

This charming period end terrace, offers an exceptional opportunity to acquire a spacious and characterful family home, which would benefit from some modernisation. Situated within walking distance of York city centre on a peaceful side street off Bootham. Offered with the convenience of vacant possession and no forward chain.

Upon entering, you are greeted by a welcoming hallway that leads into an elegant front reception room, featuring high ceilings, ornate corncicing and large windows that flood the space with natural light. This room also offers alcove shelving, ornate picture rails and original fireplace with surround. Of note the house is wider than average which is noticeable throughout, espcailly to the front elevation, creating valuable additional space.

To the rear of the property, are the kitchen and dining/garden room. The kitchen area includes ample wall and base units, provision for fridge/freezer and dishwasher plus space for a cooker within the original chimney stack. Double doors open up from the dining room onto the rear courtyard, and along with the sash window, provide an abundance of natural light into this inviting room.

Upstairs to the first floor are two double bedrooms, both of which boast inbuilt alcove storage and original open fireplaces with surround. A further single bedroom is present on this floor, along with a three piece house bathroom plus separate WC.

Having been previously converted, the second floor is now home to two further rooms, both with Velux windows offering rooftop views. These versatile rooms can be used as bedrooms, playrooms or home offices.





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Externally, the property sits behind a low walled forecourt to the front, with lovely courtyard to the rear. The courtyard provides an ample degree of privacy, plus space for outdoor seating on the patio. With on street permit parking.

Situated in a sought-after residential area, the property is within easy reach of excellent local schools, independent shops and cafés, as well as easy access to larger supermarkets and leisure facilities. With Scarborough Bridge providing convenient and direct access to York railway station, ideal for commuters.

Council Tax band: D

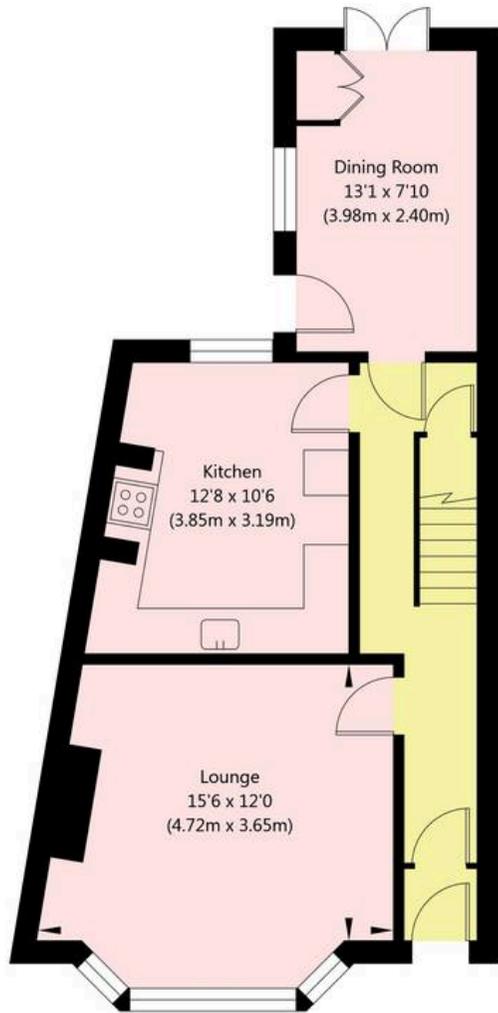
Tenure: Freehold

EPC Energy Efficiency Rating: E

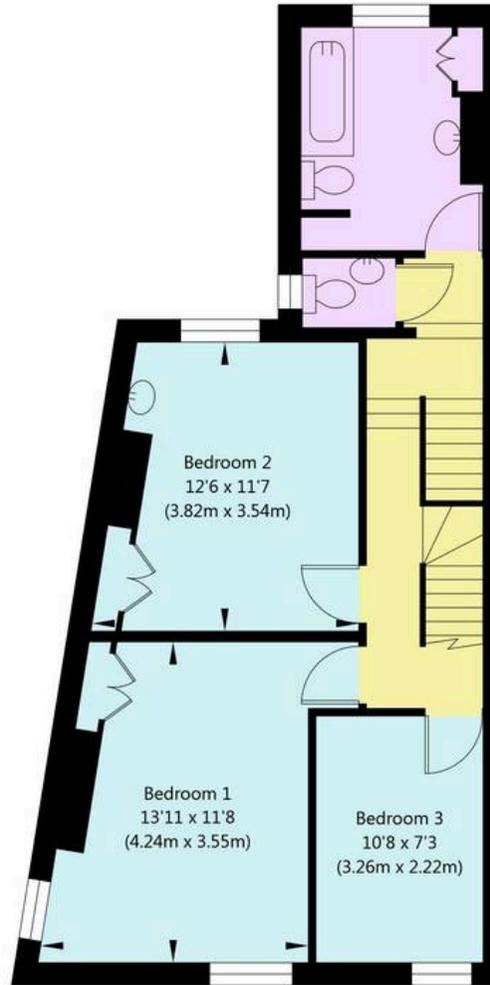




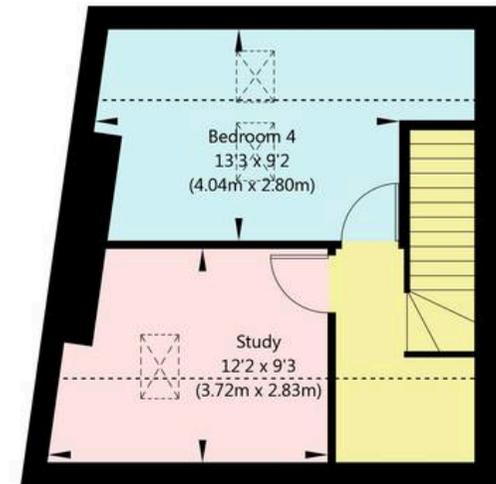
North Parade , York, YO30 7AB



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 554 SQ FT / 51.5 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 572 SQ FT / 53.11 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 325 SQ FT / 30.23 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1451 SQ FT / 134.84 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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