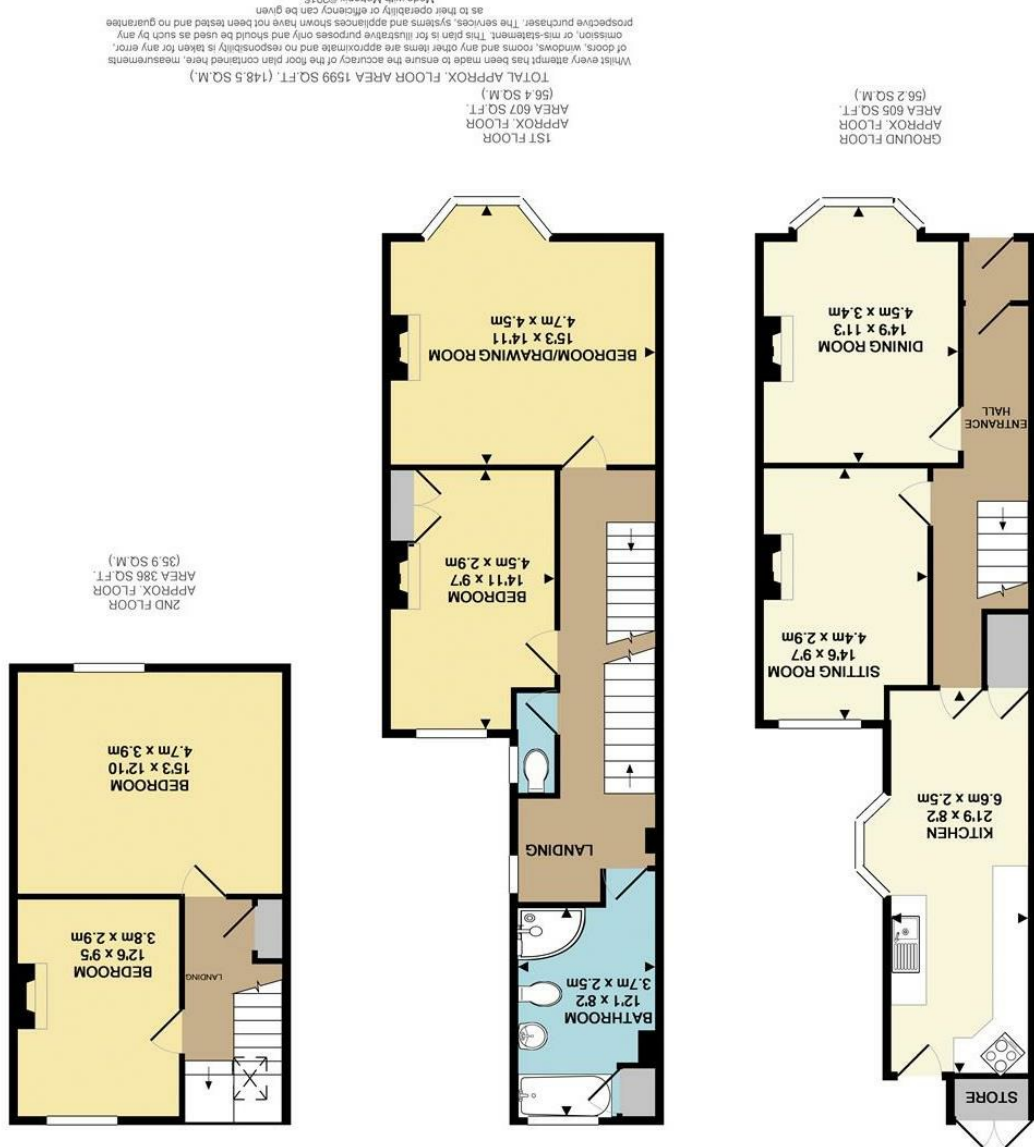


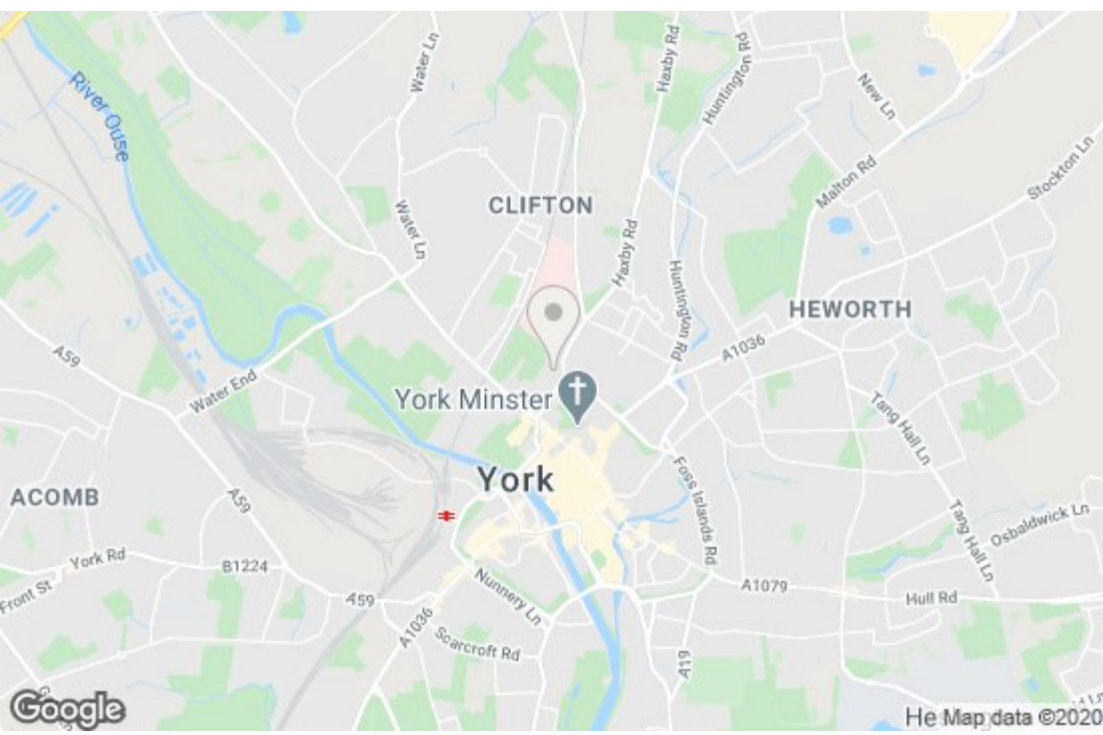
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Potential	Current



29 Claremont Terrace, York
£525,000



Description

Is this prime example of an elegant Victorian townhouse your next home? With its forecourt and detailed brick bay, sash windows, providing generous light into the spacious accommodation, which is set over three floors. The property has a harmonious blend of original period features and stylish living. It has been sympathetically modernised throughout and has an all appealing subtle décor. There is a delightful walled garden and secure parking. Set in the centre of our city, just a short stroll to the historic walls and beloved city centre shops, bars and restaurants. Conveniently situated close to highly regarded schools and the district hospital, this property is sure to appeal to a range of discerning purchasers.

The accommodation comprises of an entrance hall featuring traditional wood panelling and doors with stained glass, leading to a principal of reception rooms including a lounge with a lowered blind bay window allowing light to flood through and in-keeping fireplaces adding character and charm. The fitted kitchen boasts an array of wall and base units with fitted appliances, a beautiful side bay window allowing light and access to the rear, south west facing classic walled courtyard garden. To the first floor are two impeccable double bedrooms, and a luxurious four-piece bathroom suite and a separate WC. To the floor above are a further two double bedrooms, one with a stunning Minster view.

Call our office for an early essential viewing of this spacious, ready to move in to home. Benefiting from rare city centre off-street parking to the rear.