



## 2 bed terraced house to buy in

Willis Street, York, North Yorkshire, YO10 5BE

**£155,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Charming mid-terrace period
- ✓ Enclosed rear courtyard garden
- ✓ Excellent location close to York city walls and under one mile from the University of York
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This charming mid-terrace period home offers two double bedrooms and two reception rooms, presenting an exciting opportunity for buyers seeking a property they can personalise and enhance to their own taste.

A welcoming entrance lobby opens into the hallway, leading through to the separate dining room at the front of the property, which features a gas fire. To the rear, the cosy lounge enjoys views over the courtyard garden and benefits from a gas fire, and understairs cupboard. The kitchen is fitted with a range of units and offers space for a freestanding cooker and fridge/freezer. A useful pantry cupboard provides additional storage, and a door leads directly out to the courtyard garden.

On the first floor, there are two generously sized double bedrooms and a spacious bathroom/WC.

The property has single glazed sash windows and an EPC rating of E.

Outside, the enclosed rear courtyard garden includes a brick-built store and a pedestrian access gate. On-street permit parking is available nearby.

Ideally situated just a short stroll from York's historic city walls and less than a mile from the University of York, this delightful home combines period character, excellent potential, and a highly convenient location.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Willis Street, York, North Yorkshire, YO10 5BE

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk**

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

