

ARGYLE STREET, SOUTH BANK, YORK YO23

£230,000 freehold

2 bedroom terraced house for sale

LINLEY &
SIMPSON



- **Mid-Terrace House**
- **Popular Location**
- **On Street Parking**
- **Two Bedrooms**
- **Lounge and Fitted Kitchen**
- **Rear Courtyard**

This lovely two bedroom mid-terrace property is well-presented throughout and offers a wonderful open plan living space. Located in the hugely popular South Bank area of the city, the property has excellent access to The Knavesmire and Bishopthorpe Road. The city centre and railway station are within easy reach and there are ample amenities nearby.

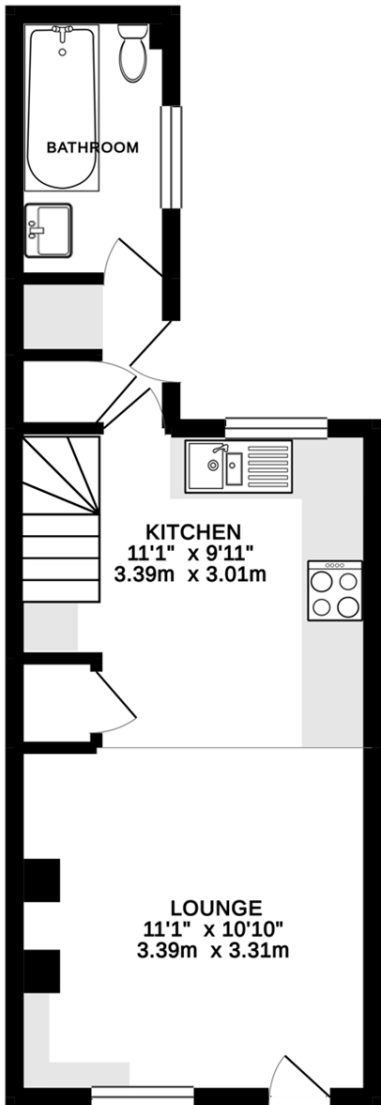
The internal accommodation is entered directly into the open plan lounge and fitted kitchen. The lounge area is well-proportioned and the kitchen has wall and base units and a built-in oven, gas hob and a fridge/freezer. The ground floor continues with a rear hallway which doubles as a utility area and has access to a three piece bathroom with a shower over the bath. The first floor features a master bedroom and a smaller second bedroom. There are also the advantages of gas central heating and double glazing throughout.

Outside the property is a rear courtyard with a raised planted bed. To the front on street parking is available. Argyle Street is wider than the average South Bank street and is not a through road. Prior to viewing the property either internally or externally, please contact the office.

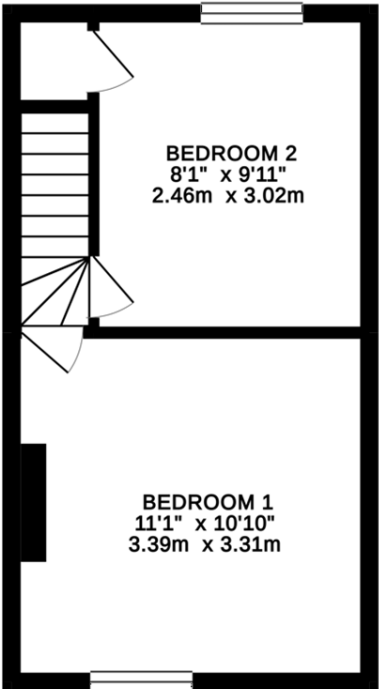
Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details



GROUND FLOOR 314 sq. ft.
(29.1 sq. m.)



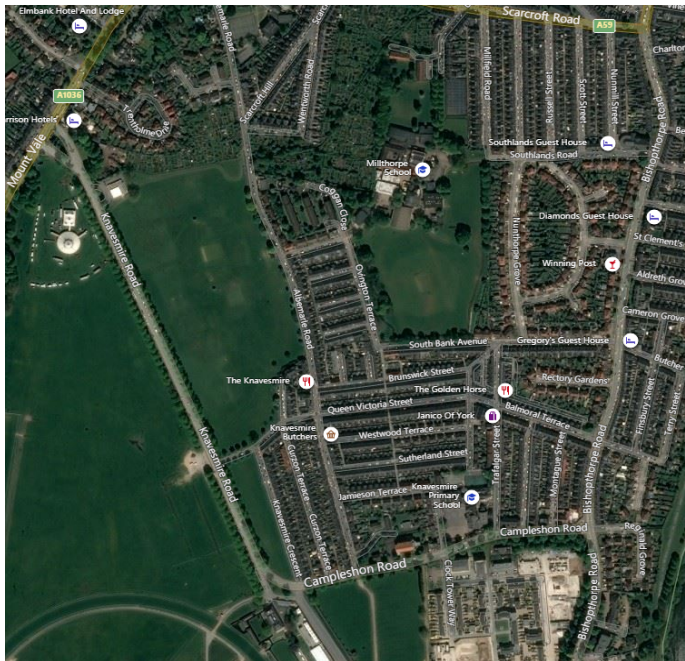
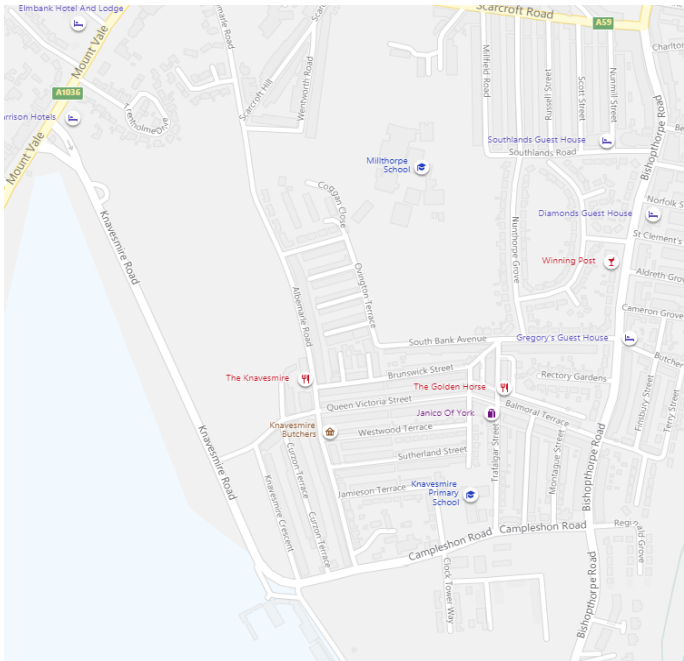
1ST FLOOR 247 sq. ft.
(22.9 sq. m.)



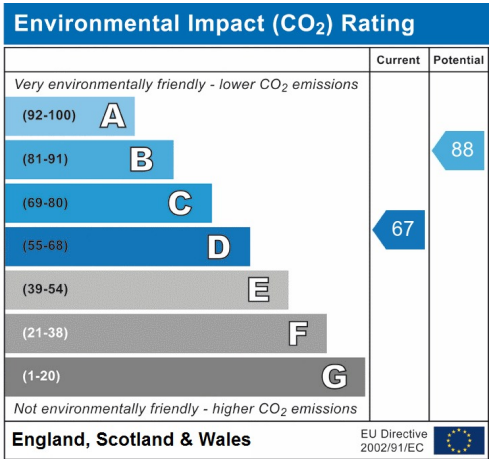
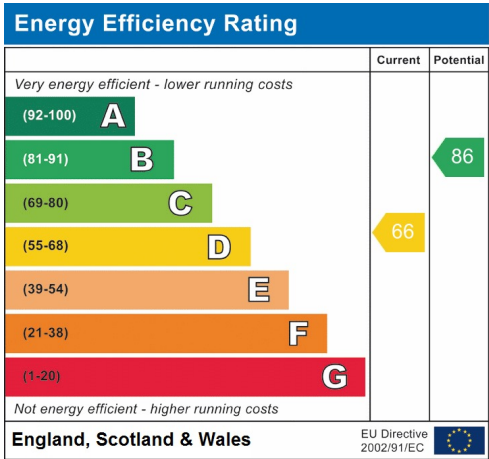
TOTAL FLOOR AREA : 560 sq. ft. (52.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: **Freehold**
Local Authority: **City of York Council**
Council Tax: **Band B - £1,289.00 per year (York 2019/20)**



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