



York Place



York Place

Worcester

Offers in Region of £300,000

This three bedroom traditional home is positioned within the sought after location and road of York Place. The property benefits from permit parking as well as being within walking distance of the City Centre, Gheluvelt Park, Worcester Racecourse and River Severn. The accommodation is set over four floors and comprises entrance hall, study, living room, kitchen/diner, bathroom, three bedrooms and WC. The home also benefits from a good size rear garden and separate garage. A viewing is highly advised to appreciate the accommodation on offer and the property is offered for sale with no onward chain.

We've Noticed

- **Traditional terraced home**
- **Three bedrooms**
- **On street permit parking**
- **Separate garage**
- **Living room, Kitchen/Diner and Study**
- **Bathroom + WC**
- **No onward chain**



Ground Floor

Entrance

Through front entrance door into hall with door into inner hallway with doors into study, living room and stairs to first floor and lower ground floor.

Study

With front aspect window, radiator and built-in cupboard.

Living Room

With rear aspect window and gas fire,

Lower Ground Floor

Kitchen/Diner

With matching wall and base units with work surfaces over, stainless steel sink and drainer, built-in oven and hob as well as space and plumbing for washing machine, rear aspect window and door to the rear garden. Aga and boiler cupboard housing Worcester Bosch boiler, door into inner hall with doors into pantry/utility space and further door to family bathroom.

Bathroom

With tiled walls, WC, wash hand basin, bath with shower screen and extractor fan.

First Floor

Bedroom 2

With rear aspect window, radiator and feature fireplace.

Bedroom 3

With front aspect window, radiator and built-in wardrobes and storage.

Bathroom

With macerator toilet and wash hand basin.

Second Floor

Bedroom 1

A large room with rear aspect window, radiator and eaves storage.

Outside

To the rear of the property is a garden laid to a mixture of lawn and patio areas with fenced boundaries to sides and rear, garden shed and garage. The garage is accessed via the rear of the property with up and over door.



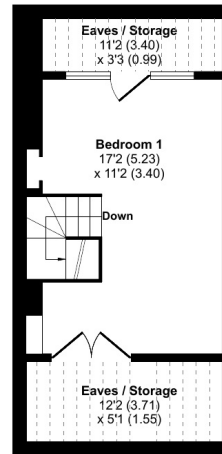
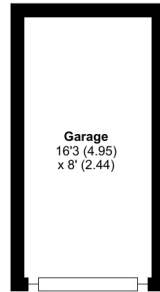
York Place, Worcester, WR1

Approximate Area = 1139 sq ft / 105.8 sq m
 Limited Use Area(s) = 124 sq ft / 11.5 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 1394 sq ft / 129.4 sq m

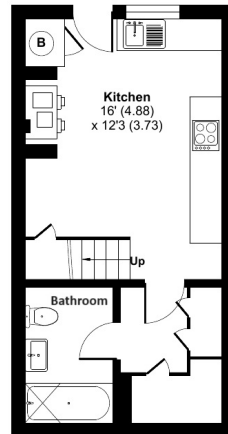
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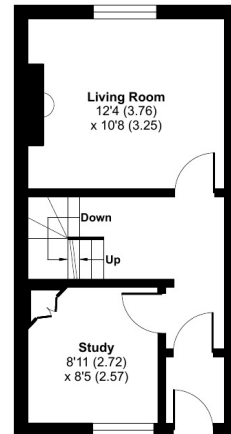
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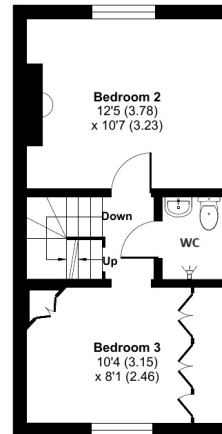
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hills Estate Agents. REF: 1121099

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