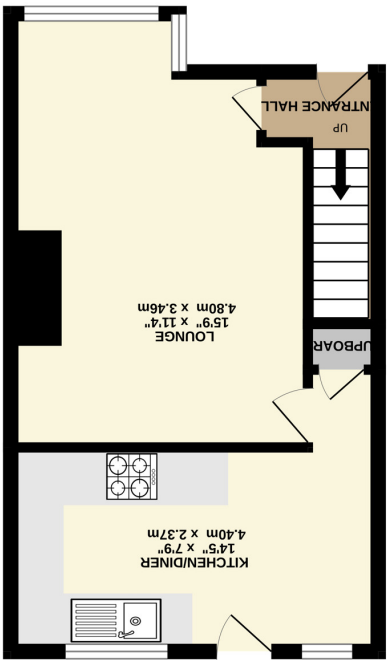
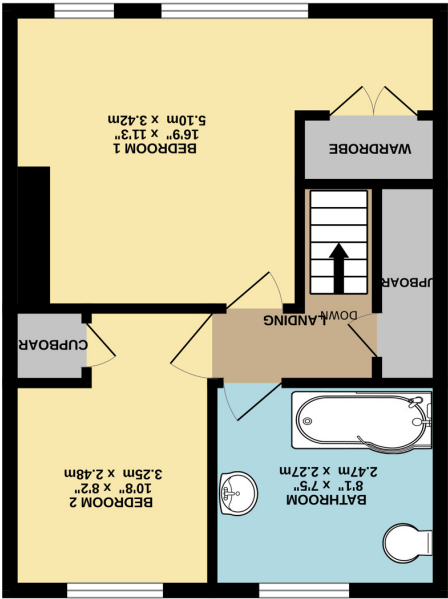


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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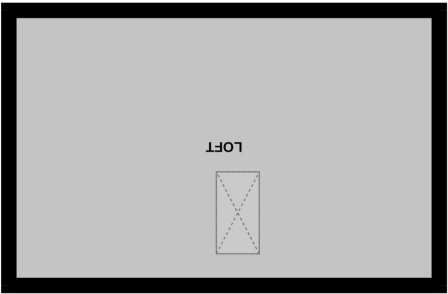
TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.



GROUND FLOOR  
316 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR  
173 sq.ft. (16.1 sq.m.) approx.





# Melrosegate, York YO10 3SX

A fantastic opportunity to purchase this spacious two bedroom mid terraced which is offered for sale with the additional benefit of no onward chain. Having been well maintained, the property briefly comprises; entrance hall, bright living room with feature fireplace, spacious dining kitchen, two good sized bedrooms and a large house bathroom. The property also comes with the added bonus of a convenient loft room. Externally the property benefits from a driveway for off street parking for two cars and an enclosed low maintenance rear garden complete with lawn and patio areas plus a brick store for additional storage. Ready to move in to and enjoy, this wonderful home is likely to be of interest to first time buyers and investors due to its close proximity to York city centre and university.

- Off Street Parking
- Bright Lounge
- Dining Kitchen
- Two Bedrooms
- Loft Room
- Low Maintenance Rear Garden
- No Onward Chain
- Local Amenities Nearby

Travelling from Grimston Bar roundabout towards York. Continue down Hull Road travelling through the first set of traffic lights. At the next set of traffic lights turn right onto Melrosegate. The property will be seen on the right hand side and can be identified by our For Sale sign.

An ideal location for commuters travelling into York and for access to the A64 and A1079. Local shopping facilities can be found in the area with further facilities in the City Centre and Vangarde and Monks Cross Retail Park. The property is also ideally located for York University.

