



22 VINE STREET, YORK
Guide Price - £525,000

Carter Jonas

22 VINE STREET, YO23 1BB

A BEAUTIFULLY PRESENTED 2 BEDROOM HOUSE WITH AN ADDITIONAL ATTIC ROOM; SITUATED IN ONE OF THE CITY'S PRIME AREAS.

Situated in a sought-after location just off the bustling Bishopthorpe Road, this delightful mid-terrace house offers a perfect blend of modern living and original period charm. The flexible ground floor layout boasts a spacious open-plan living area with high ceilings and elegant bamboo flooring. The kitchen, flooded with natural light from Velux windows and featuring double doors leading out to the garden, is fully equipped with modern appliances including a gas cooker and integrated dishwasher. The original period features, such as the working fireplace, picture rails, and ceiling rose, add character to the space.

Ascending to the first floor, you will find two generously sized double bedrooms, each adorned with painted wooden flooring. The bathroom on this floor has been modernised in recent years, complete with a stylish roll top bath and a separate shower for added convenience. The second floor reveals a versatile attic space with a large Velux window, offering endless possibilities for use.

Stepping outside, you are greeted by a beautifully landscaped garden, boasting a tranquil private patio area, a lush lawn, and a charming potting shed. This outdoor oasis provides the perfect setting for al fresco dining, relaxation, and entertaining guests. Whether you are looking for a peaceful retreat or a vibrant space to host gatherings, this property has it all.

Agents note: The rear garden has a historic right of access for the neighbouring properties (bin/bike access) however we have been informed by the vendor that it is rarely used.

Services: Mains electric, mains gas, mains water

- Broadband Coverage - Please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile coverage - please go to <https://checker.ofcom.org.uk/>

TENURE Freehold

LOCAL AUTHORITY YCC

EPC BAND D



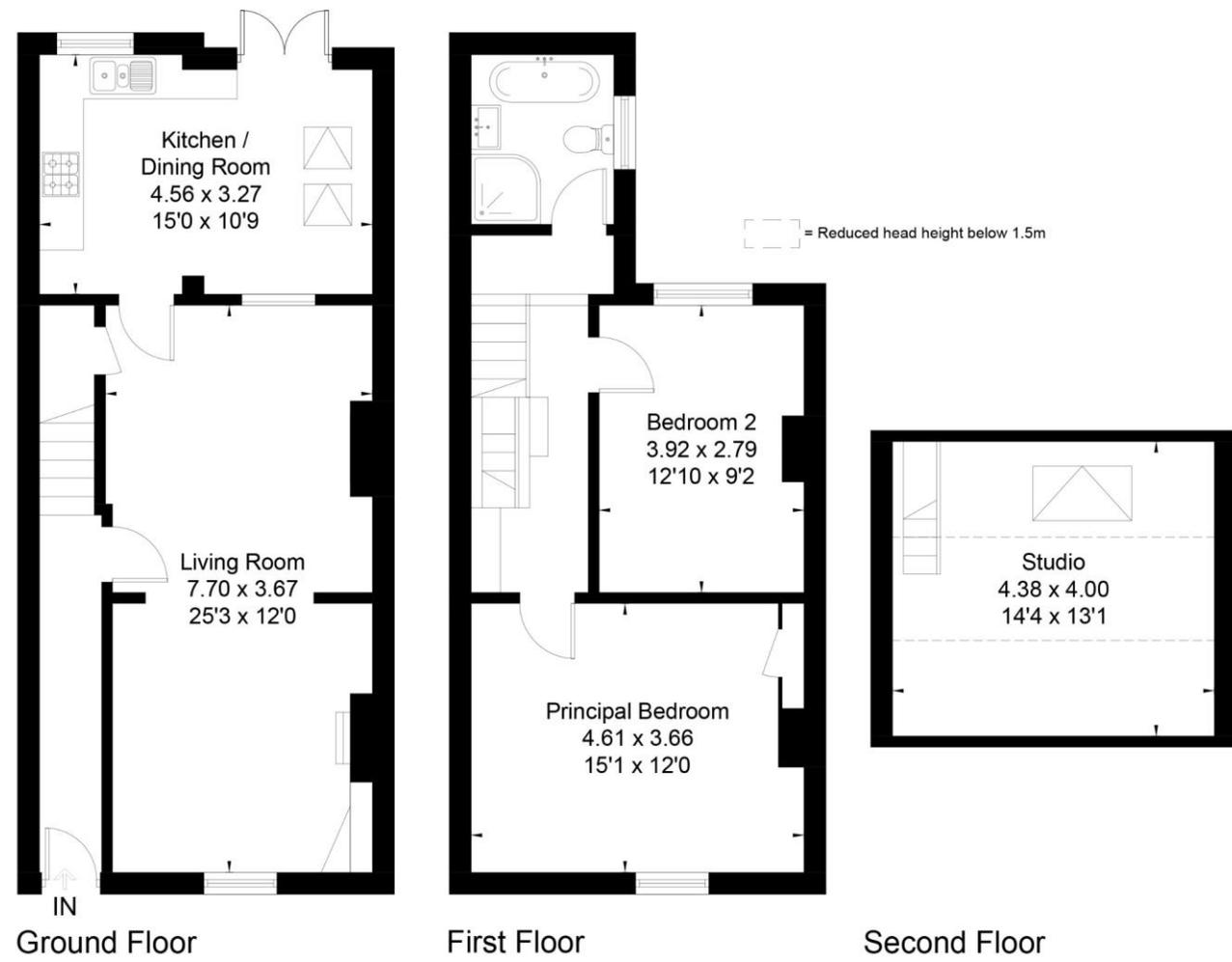


Classification L2 - Business Data



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22 Vine Street York, YO23 1BB
 Approximate Area = 1179 sq ft / 109.5 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78744

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200
 york@carterjonas.co.uk
 82 Micklegate, York, YO1 6LF
carterjonas.co.uk
 Offices throughout the UK

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