CLUBLEYS City

49A, Brunswick Street,
York, YO23 1EB
Chain Free £200,000







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ABOUT THE PROPERTY

Looking for something a little different? Tucked away just off Brunswick Street in York's ever-popular South Bank area, this charming detached cottage is a real hidden gem! Offering a wonderful blend of character, contemporary living and a surprisingly peaceful setting, this unique home is perfect for first-time buyers, professionals or those seeking a city retreat with a difference.

Set back from the road, the cottage enjoys a lovely sense of privacy while keeping the vibrant city centre and local amenities within easy reach.

Step inside to discover beautifully presented and versatile accommodation. The ground floor offers a spacious double bedroom, a modern fitted kitchen complete with integrated appliances and useful storage, along with a stylish contemporary bathroom.

Upstairs is where this delightful home really shines! The impressive first-floor living area features vaulted ceilings and exposed beams, creating a wonderfully light, airy and characterful space that's perfect for relaxing or entertaining. An additional flexible area provides the ideal spot for a home office, dining area or occasional guest accommodation, allowing you to adapt the space to suit your lifestyle.

Combining quirky charm, modern comforts and an enviable South Bank location, this one-of-a-kind cottage is a fantastic alternative to a traditional house or apartment. Whether you're taking your first step onto the property ladder or looking for a unique home close to the heart of York, this is one not to miss!

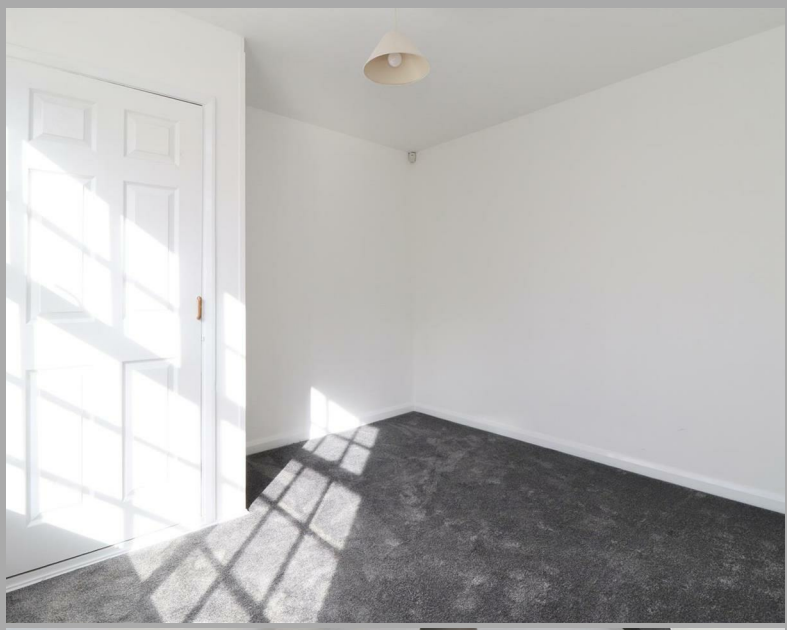
Viewing is highly recommended to appreciate the character and individuality of this special home.















CLUBLEYS City

Tenure: Freehold
City of York Council
Band: B

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL
Front entrance door.
Stairs to first floor, radiator.

KITCHEN
3.43 x 1.80 (11'3" x 5'10")
Window to front.
Wall and base units comprising of working surfaces, sink unit, integrated appliances including oven with hob and extractor fan over, fridge freezer and washing machine. Storage cupboard, under stairs cupboard, radiator.

BEDROOM
3.15 x 3.14 (10'4" x 10'3")
Window to front.
Storage cupboard housing wall mounted gas fired central heating boiler, electrical fuse board and meters. Radiator.

BATHROOM
2.08 x 1.42 (6'9" x 4'7")
Three piece suite comprising of a panelled bath with shower attachment, low flush WC and pedestal hand basin. Part tiled walls, chrome ladder style radiator and extractor fan.

FIRST FLOOR

LIVING ROOM
7.65 max x 3.33 (25'1" max x 10'11")
Windows to front and sides.
3x radiators.

ADDITIONAL INFORMATION

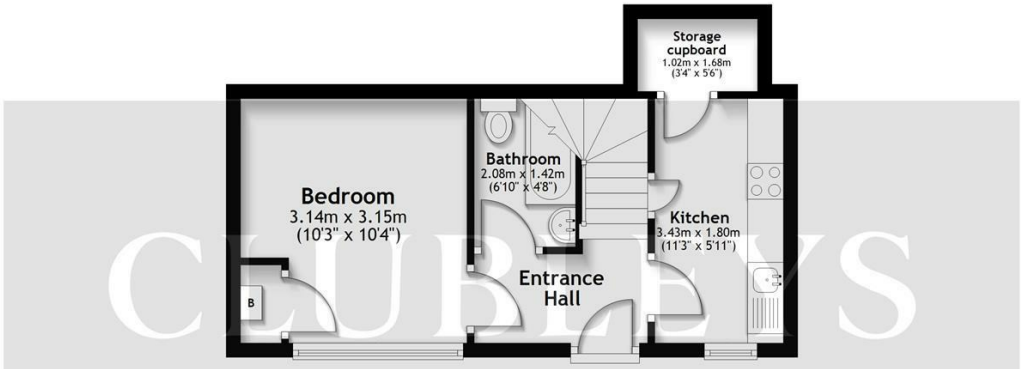
SERVICES
Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the appliances have been tested by the agents.

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

Ground Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



Total area: approx. 53.9 sq. metres (580.6 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

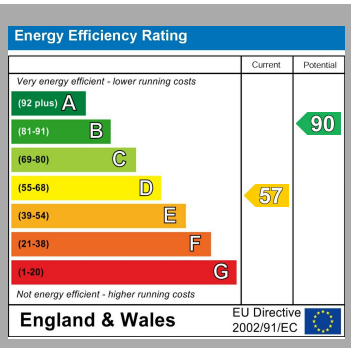
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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8 The Square, Stamford Bridge, York, YO41 1AF
01904 202544
york@clubleys.com
clubleys.com/city



AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.