



11 Rosedale Street, York YO10 4BJ

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A beautifully restored, Edwardian end of terrace house with open plan kitchen diner, two double bedrooms and a large south facing garden. Situated in the Fishergate area, just a 10 minute walk to the City Centre, and 2 minutes to amenities and riverside walks.

- Beautifully Presented Period End Terrace Including Stylish Décor Throughout
- Open Plan Kitchen Dining Room
- Living Room with Multi Fuel Stove
- Two Double Bedrooms
- House Bathroom
- Separate WC
- Large South Facing, Mature Garden with Seating Areas
- Highly Sought After Location Close to Amenities, Riverside Walks and York City Centre
- Within Easy Reach of York University and the A19 /A64

Price £425,000

Tenure: Freehold

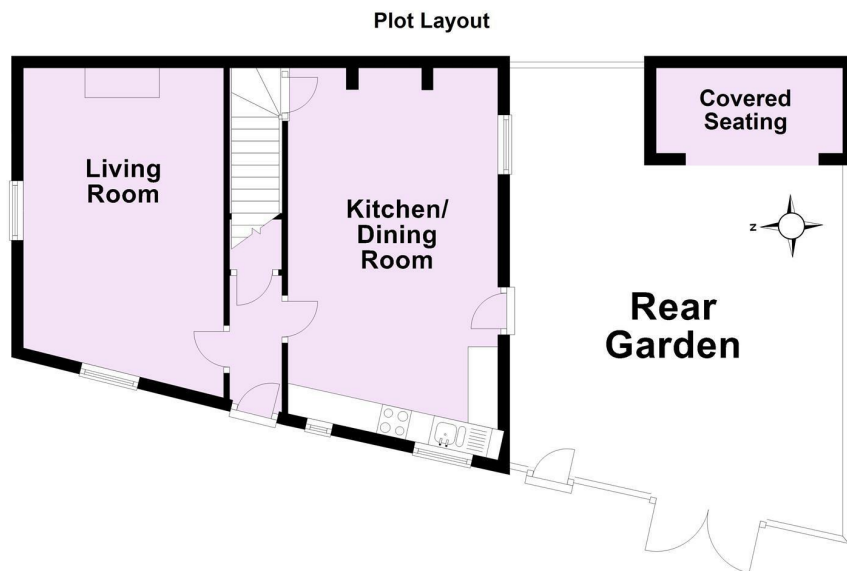
Council Tax Band: B




For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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