



**ELDON TERRACE, YORK**  
£290,000

**Carter Jonas**

# ELDON TERRACE, YORK, YO31 8NQ

Fantastic 3 bedroom terraced property located in the popular Haxby Road area, close to Nestle, City Centre & York Hospital. A well-proportioned period terrace, situated in a popular and highly convenient position off Haxby Road, within walking distance of York city centre, York Hospital and a range of local amenities.

The accommodation is arranged over two floors and retains some attractive period detail, including the original coloured tiled floor to the entrance hallway. The ground floor includes two reception rooms, with the front sitting room connected to the dining room by glazed double doors, creating a flexible living and entertaining space. The dining room also provides direct access out to the rear courtyard.

Beyond the reception space is a fitted kitchen, appointed with a range of modern white gloss wall and base units, granite-effect work surfaces, tiled splashbacks, oven, hob and extractor, together with space and plumbing for appliances. A ground floor bathroom sits to the rear, fitted with a white suite including panelled bath, wash basin and WC.

To the first floor, the landing provides useful storage and gives access to three bedrooms. The principal bedroom is a good-sized double with useful wardrobe/storage space, while the two further bedrooms offer flexibility for family use, guests or home working. There is also a separate shower room and cloakroom/WC to the first floor, adding further convenience to the layout.

Externally, the property benefits from an enclosed rear courtyard, providing a low-maintenance outside space. Eldon Terrace is well placed for access into York city centre, with York Minster approximately 0.8 miles away on foot, and the location should appeal to a wide range of buyers including first-time buyers, investors and those seeking a conveniently positioned city home.

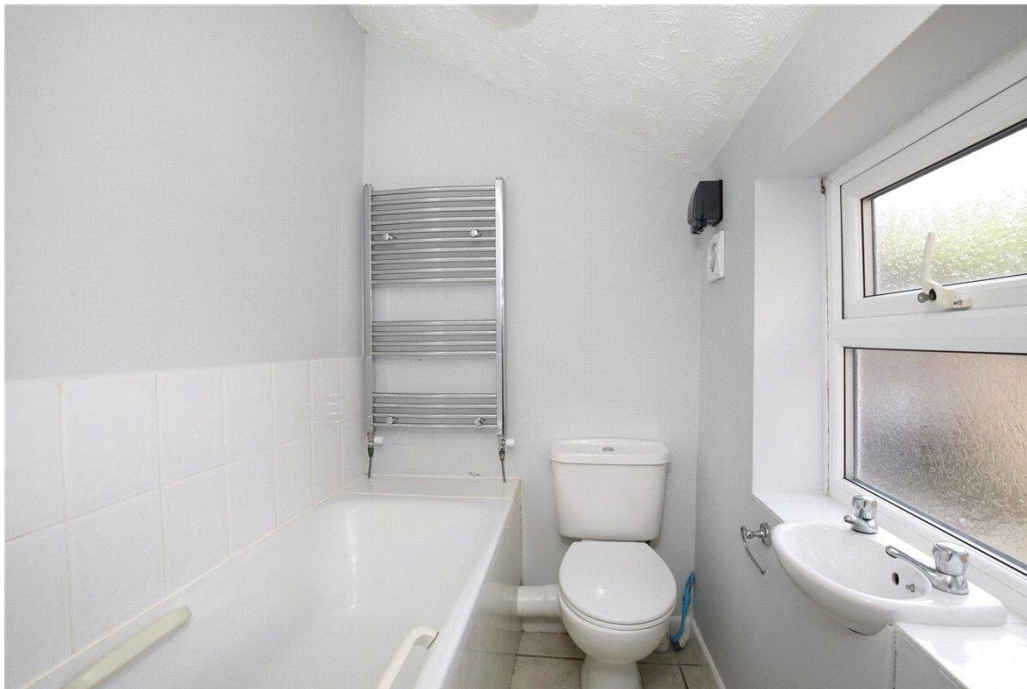
**TENURE** Freehold

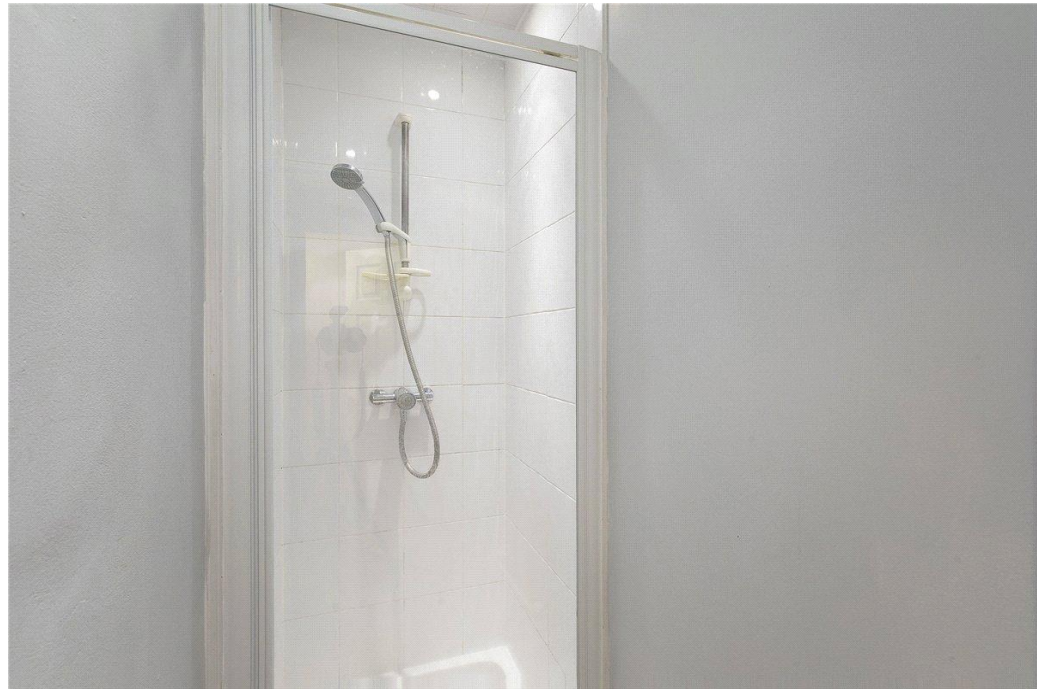
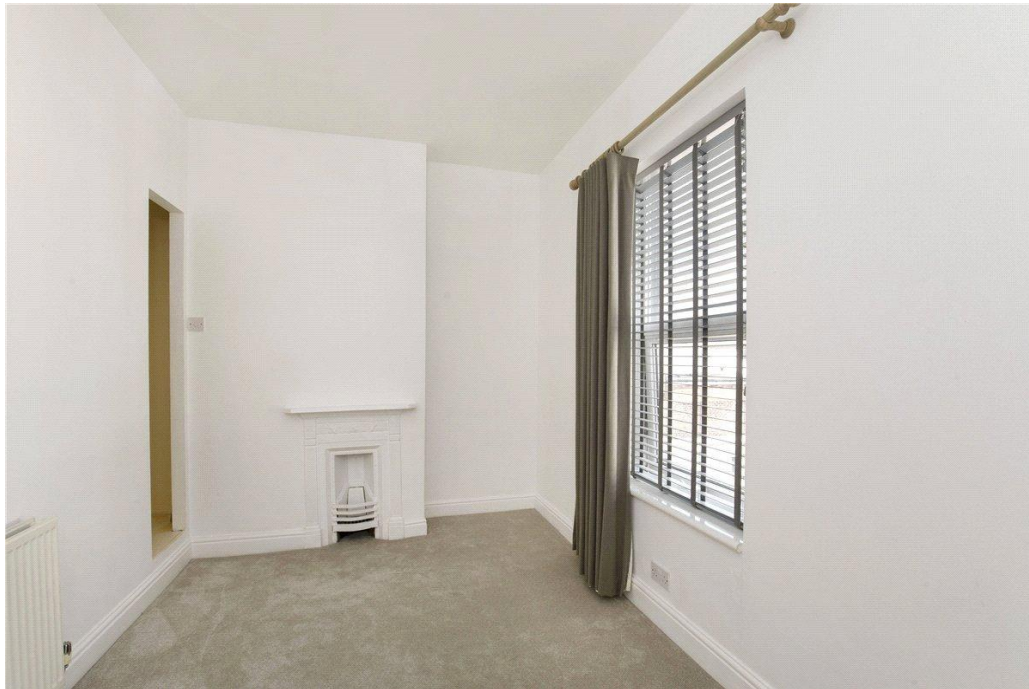
**LOCAL AUTHORITY** City of York Council

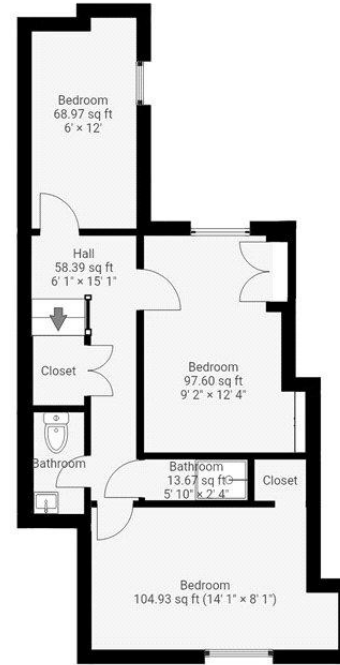
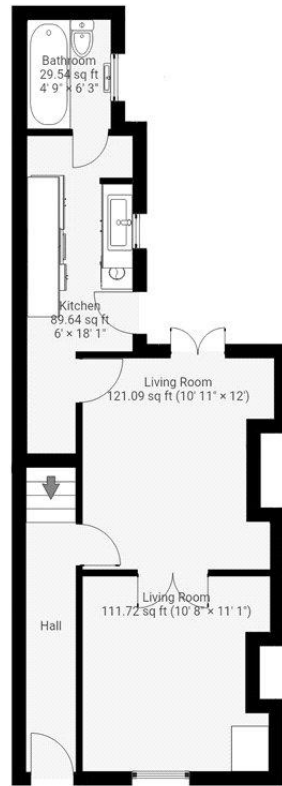
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## FANTASTIC 3 BEDROOM TERRACED PROPERTY LOCATED IN THE POPULAR HAXBY ROAD AREA, CLOSE TO NESTLE, CITY CENTRE & YORK HOSPITAL

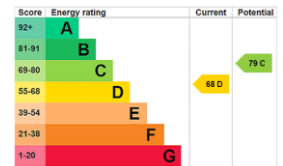








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