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9 Kyme Street  
, York, YO1 6HG

Charming Modernised Terrace Within York's Historic City Walls

**Offers In The Region Of £450,000**

# 9 Kyme Street

, York, YO1 6HG



- Traditional terrace property within York's historic city walls
- Extended to create a spacious contemporary kitchen
- Cosy lounge with exposed brickwork fireplace
- Character property combining period charm with modern finishes
- Located on the sought-after Kyme Street, close to the city centre
- Stylish kitchen with navy wall and base units
- Stunning modern family bathroom
- Fully modernised in recent years
- Spacious dining room ideal for entertaining
- Ideal as a home office, guest room or additional bedroom

## Offer Procedure

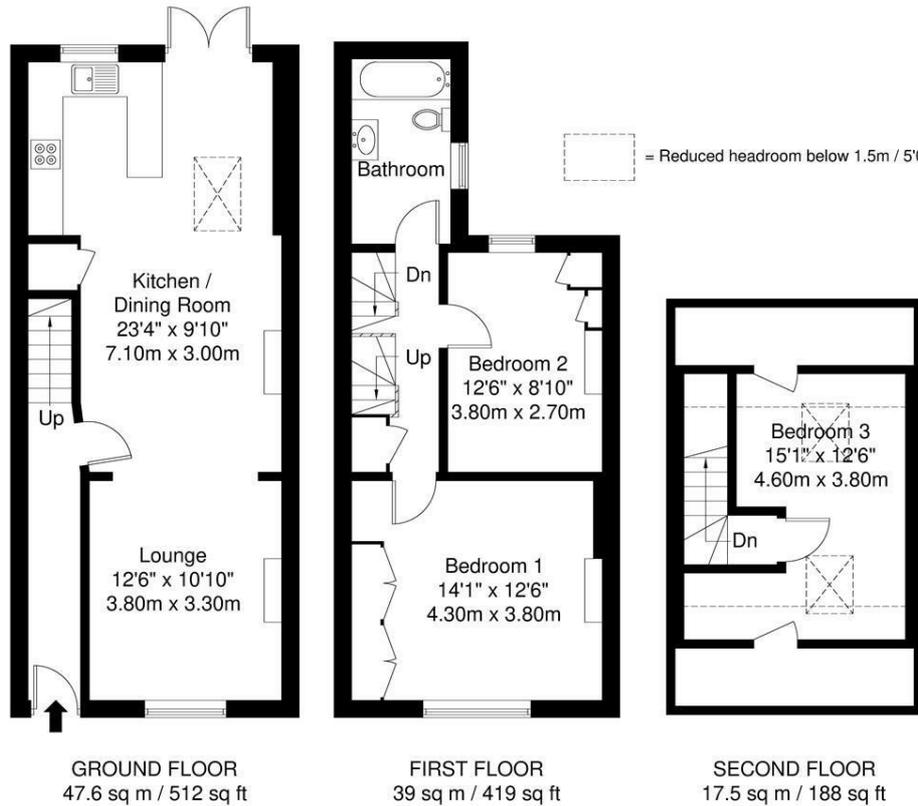


## Directions



# Floor Plan

## 9 Kyme Street



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.

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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