
YOUR MOVE
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Earlsborough Terrace
York
YO30 7BQ

Enjoying a fabulous position overlooking the River Ouse and close to Museum Gardens, this charming four bedroom Victorian terraced townhouse is ideally placed for easy access to the city centre, with a delightful riverside pathway providing a particularly attractive walking route.

The house occupies an elevated position set back above the river and benefits from a split-level, south facing patio garden. The garden is divided by the flood defence wall and gate, which is managed by the Environment Agency and was modernised in 2024.

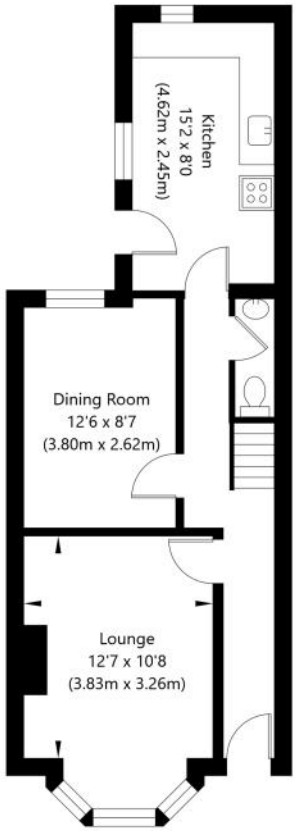
Inside, the entrance hallway has a laminate floor beneath which lies the original tiled flooring, while a convenient cloakroom/WC is positioned beneath the stairs.

To the front is an inviting lounge with a deep bay window overlooking the river. Period character is provided by a cast-iron fireplace with tiled slips and a wooden surround, complemented by a corniced ceiling. The separate dining room has a window to the rear, and both reception rooms feature stripped pine floorboards.

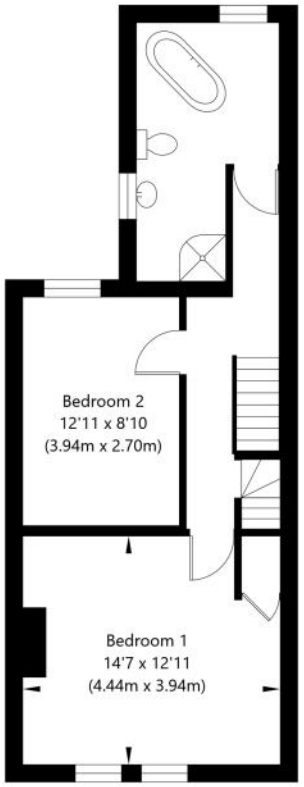
The kitchen opens onto and overlooks the rear courtyard and is fitted with a range of wall and base units with wood-effect worktops. There is space for a cooker with an extractor hood above, together with spaces for a fridge/freezer, washer dryer and dishwasher.

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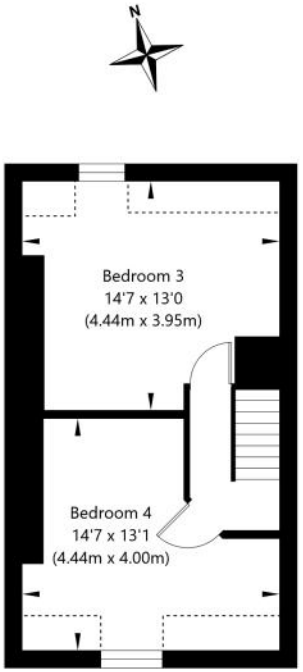
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 508 SQ FT / 47.19 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 510 SQ FT / 47.37 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 387 SQ FT / 35.92 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1405 SQ FT / 130.48 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.













The first floor provides two double bedrooms and a spacious bathroom/WC, complete with a free-standing bath and separate shower cubicle.

Stairs continue to the top floor, where there are two further bedrooms.

The property benefits from gas central heating and double glazing and has an Energy Performance Certificate (EPC) rating of E.

To the rear is a paved courtyard garden with a pedestrian gate providing rear access. The courtyard has previously been used for off-street parking and could potentially be used in this way again if the rear fence were removed or replaced with gates.

Council Tax

Band E. 2026/2027 - Approx. £2775

What 3 Words ///garden.deals.learns









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