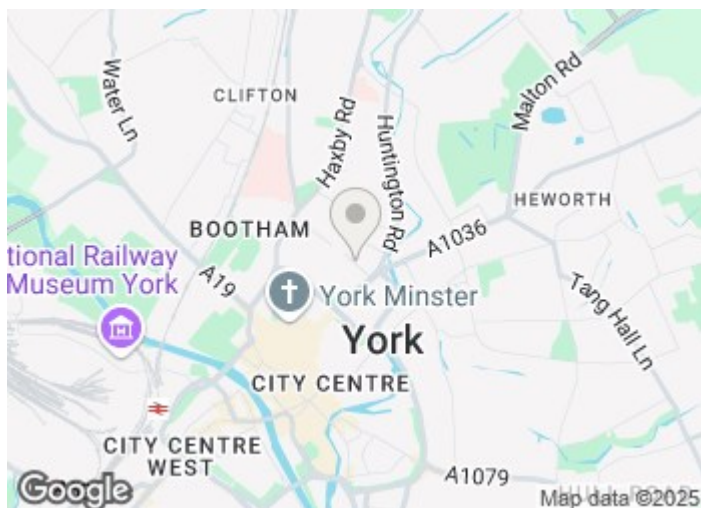# The Columbines Penleys Grove Street

, York, YO31 7PN

Situated in the convenient area of Penleys Grove Street, just off Monkgate, is this delightful two-bedroom detached house presenting an excellent opportunity for a range of buyers looking to live close to the City Centre.

Offers Over £425,000

The Columbines Penleys Grove Street
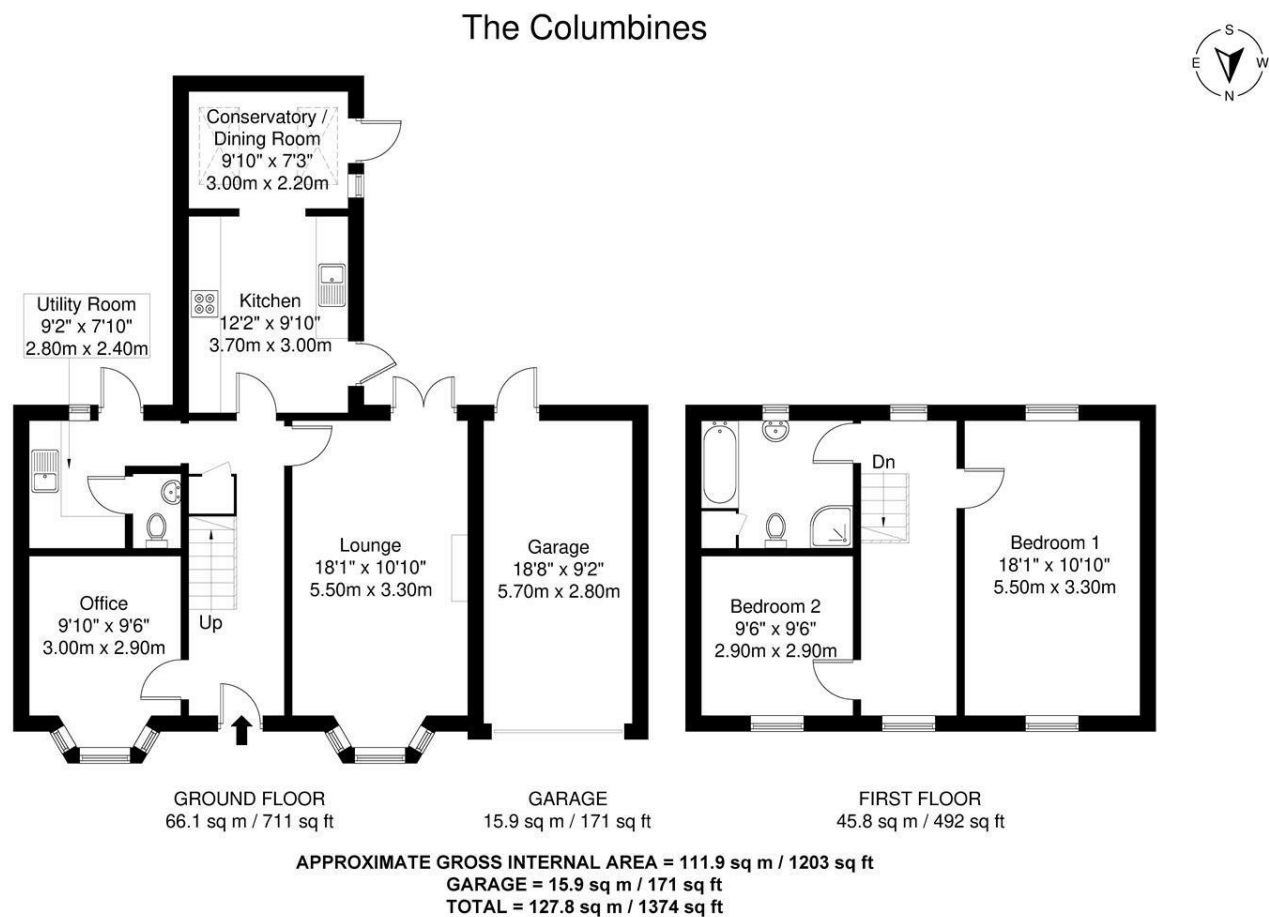
, York, YO31 7PN

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- Detached Home
- Extended Kitchen/Diner
- No Onward Chain
- Two Bedrooms
- Private Courtyard
- Walking Distance to City Centre
- Two Reception Rooms
- Garage

Directions

The Columbines

GROUND FLOOR

Conservatory / Dining Room
9'10" x 7'3"
3.00m x 2.20m

Utility Room
9'2" x 7'10"
2.80m x 2.40m

Kitchen
12'2" x 9'10"
3.70m x 3.00m

Office
9'10" x 9'6"
3.00m x 2.90m

Up

Lounge
18'1" x 10'10"
5.50m x 3.30m

Garage
18'8" x 9'2"
5.70m x 2.80m

GROUND FLOOR
66.1 sq m / 711 sq ft

GARAGE
15.9 sq m / 171 sq ft

FIRST FLOOR

Dn

Bedroom 2
9'6" x 9'6"
2.90m x 2.90m

Bedroom 1
18'1" x 10'10"
5.50m x 3.30m

FIRST FLOOR
45.8 sq m / 492 sq ft

APPROXIMATE GROSS INTERNAL AREA = 111.9 sq m / 1203 sq ft
GARAGE = 15.9 sq m / 171 sq ft
TOTAL = 127.8 sq m / 1374 sq ft

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC