

Peter David

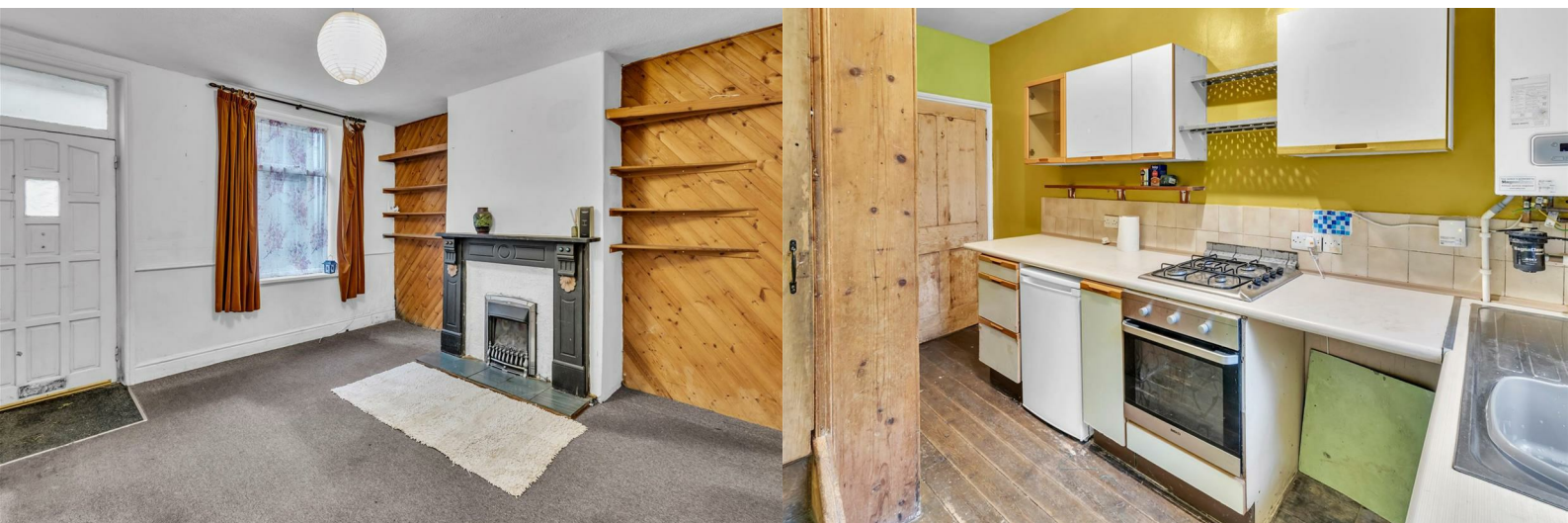
Properties Ltd

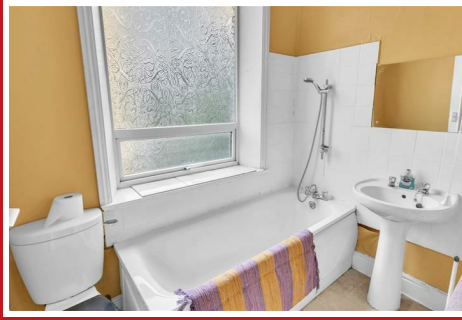
Residential Sales and Lettings



York Street,

Offers In The Region Of £210,000





Peter David Properties are delighted to bring to the open market this two bedroom inner through terrace with accommodation over four floors, the property is within easy walking distance to the town centre and the railway station making this an ideal home for the commuters to Manchester / Leeds.

The accommodation in brief comprises of front entrance door giving direct access into the lounge, fitted kitchen with pine units and lower ground floor basement room

On the first floor is bedroom one and bathroom

On the second floor is a good sized attic bedroom with additional room with dormer window taking in the views and this room would make an ideal office / dressing room

Gas central heating and mostly double glazed windows installed.

Externally there is paveline frontage with Yorkshire stone patio garden area to the rear, perfect for enjoying the evening sunshine

The property is being SOLD with No Upward Chain

- Two Bedroom Inner Through Terrace With Garden Area To The Rear
- Additional study/office with views
- In Need Of Some Upgrading
- Accommodation Over Four Floors
- Within Easy Access To The Town Centre And Railway Station
- No Upward Chain
- Yorkshire Stone patio garden
- Ideal First Time Buyers Property
- Council Tax Band: A
- EPC Rating: E

Accommodation

Front entrance door

Gives direct access into the:

Lounge

14'0" x 13'6" (4.27 x 4.14)

Adam style fire surround with inset gas fire, wood panelling to the alcoves with shelving, dado rail, double radiator, window to the front and access into the:

Kitchen

14'2" x 7'4" (4.32 x 2.26)

Fitted with wall and base units, inset stainless steel sink, wall mounted combi boiler, built in oven with gas hob, fitted pine cupboard with shelving, window to the rear with access door, staircase access to the first floor and access to the:

Lower ground floor

Basement room

13'10" x 7'4" (4.24 x 2.26)

Providing excellent storage space

First floor

Landing area

Built in storage cupboard, single radiator, access to the bedroom and bathroom and staircase access to the second floor

Bedroom one

14'0" x 13'10" (4.27 x 4.22)

Window to the front, built in shelving to the alcove, double radiator

Bathroom

7'4" x 5'1" (2.24 x 1.55)

Fitted with a three piece white suite with panelled bath with shower attachment, pedestal wash hand basin, low flush toilet and window to the rear

Second floor

Office/dressing area

14'2" x 8'0" (4.32 x 2.44)

This room would make an ideal office for the home workers or an excellent dressing area with a good sized dormer window to the rear taking in the views, exposed floor boards, beams and access into the:

Attic room

14'4" x 14'0" (4.37 x 4.27)

Velux window, exposed beams, double radiator

External details

Pave line frontage with Yorkshire stone patio garden area to the rear

Directions

Proceed along Market Street, taking your left turn signposted to Fairfield, follow the road round crossing over the railway bridge and continue along where York Street will be found on your left identified by our FOR SALE board

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Road Map



Hybrid Map



Terrain Map



Floor Plan

Approx. Gross Internal Floor Area
991 sq. ft / 92.06 sq. m

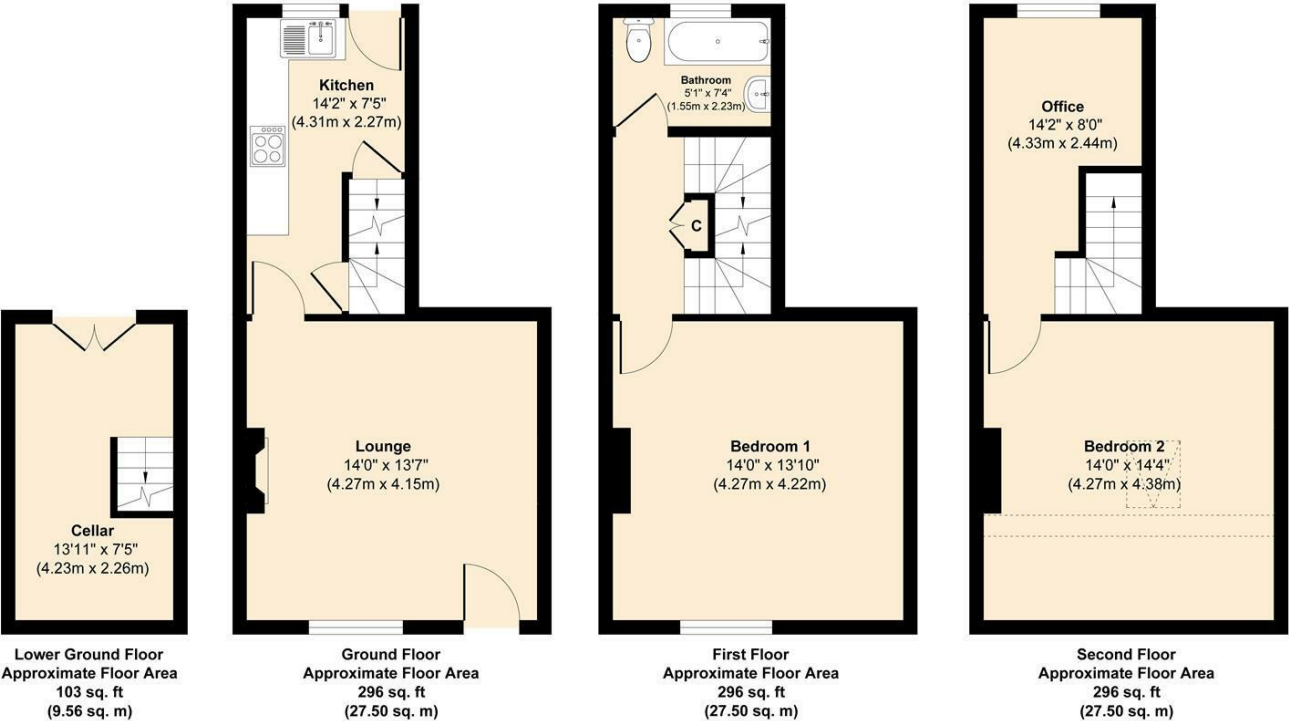
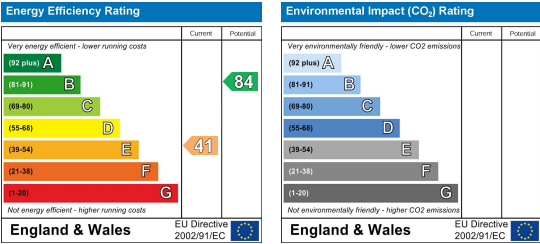


Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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