



28 St. Johns Street  
York, YO31 7QT  
Guide Price £575,000

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Simply stunning 4 bed period property. We are delighted to offer 'For Sale' this premium forecourted townhouse on this charming city centre street adjacent from York's historic city walls and moments away from York Minster and its many surrounding amenities. This well cared for house retains a large amount of character features as well as impressive modern additions. The bright and airy living accommodation comprises: Entrance vestibule, glazed panel doors to entrance hallway, lounge with bay window, dining room, fully fitted kitchen, first floor galleried landing, 17ft principal bedroom, second double bedroom, 4 piece house bathroom suite, second floor landing with two further double bedrooms. To the outside is an attractive front forecourt and to the rear is a stunning courtyard garden with workshop, garden store and WC. An accompanied viewing is highly recommended.

**Entrance Vestibule**

Entrance door, tiled flooring, glazed panelled door to;



**Entrance Hallway**

Column radiator, tiled flooring, carpeted stairs to first floor, power points



**Lounge**

Slide sash bay window to front with original shutters, ceiling rose, coving, picture rail, column radiator, period fire, oak flooring TV and power points

**Dining Room**

Slide sash window to rear, fire with surround, storage cupboards, column radiator, under stairs cupboard, oak flooring, power points



**Kitchen**

Two windows to side, door to courtyard, modern shaker style kitchen with worktop, sink with mixer tap, integrated appliances, including fridge/freezer, washing machine, oven with gas hob, recessed spotlights, oak flooring, extractor fan





### **First Floor Landing**

Column radiator, slide sash window to side, carpeted floors, stairs leading to Second Floor;

### **Bedroom 1**

Two slide sash windows to front, fire surround, ceiling rose, coving, picture rail, two panelled radiators, carpeted flooring, storage cupboards, power points

### **Bedroom 2**

Slide sash window to rear, double panelled radiator, exposed timber floorboards, storage cupboard, power points

### **House Bathroom**

Slide sash window to side, free standing bath tub with mixer tap, low level WC, corner shower cubicle, wash hand basin, underfloor heating, tiled flooring, recessed spotlights, towel radiator, extractor fan

### **Second Floor Landing**

Carpeted flooring, door to eaves storage, velux window

### **Bedroom 3**

Velux window to rear, period fireplace, carpets, double panelled radiator, storage cupboard, power points

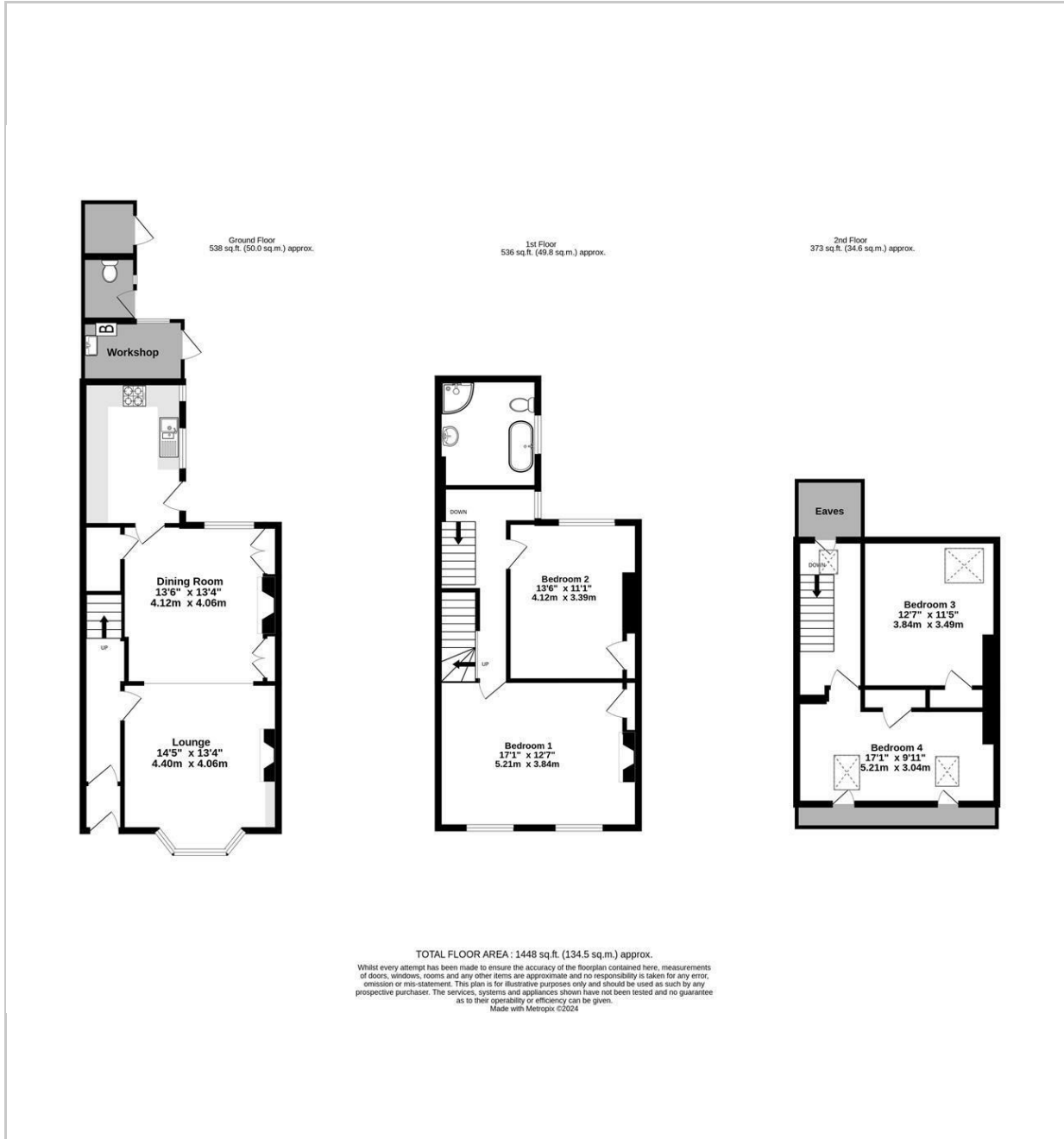
### **Bedroom 4**

Two velux windows to front, eaves storage, carpets, power points, column radiator, storage cupboard

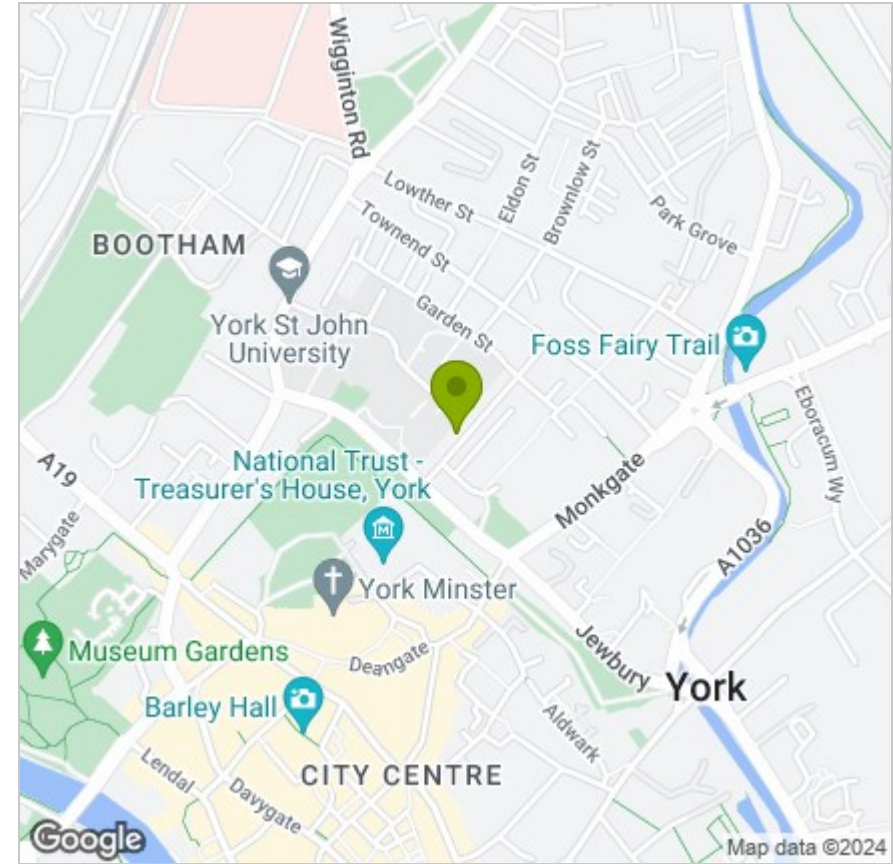
Front forecourt with brick boundary wall and railings, rear walled courtyard with flower borders, workshop/store with power and plumbing, external WC, garden store, gravelled and paved areas



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	

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