



Walpole Street, York £249,995

**** NO ONWARD CHAIN ****

A spacious two bedroom mid town house, set within short walking distance of both the City Centre and District hospital, which has been extended in the past and is being offered for sale with vacant possession.



Accommodation

An ideal opportunity for first time buyers, professional couples, and investors to acquire this 2 bedroom, mid-townhouse which has been previously extended and is now being offered for sale with no-onward chain.

Internally, the property is entered via a wooden framed front door into the entrance hall.

The principal reception room is a spacious through lounge, with both living and dining accommodation. There are twin radiators in addition to a mounted electric fire, television aerial point and ornamental dado rail. Just off the lounge/dining area there is a storage cupboard.

An archway leads through into the spacious breakfast kitchen which has a range of built-in base units to 2 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards, with ceramic tiled splashbacks. The kitchen provides an electric point for cooking as well as plumbing for a washing machine. There is a staircase off the kitchen which leads to the first floor accommodation.

A rear entrance lobby gives access out onto the courtyard beyond, and the downstairs accommodation is completed by a house bathroom which has a low flush W.C, pedestal wash hand basin and inset bath with mounted shower attachment and full height tiled splashbacks. The bathroom also includes a heated towel rail and extractor fan.

To the first floor are 2 generous double bedrooms, with bedroom 1 being located at the front of the house and bedroom 2 at the rear. Bedroom 2 includes a built-in wardrobe and built-in over stairs cupboard. Both bedrooms have radiators and uPVC framed double glazed casement windows.

To The Outside

The property fronts directly onto Walpole Street and has a private rear courtyard garden which is extensively flagged with an artificial lawned seating area. The courtyard is enclosed to all sides by walled boundaries and there is gated access out onto the rear alleyway beyond.

Crucially the property benefits from gas fired central heating throughout. An early inspection is strongly recommended.

Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: D

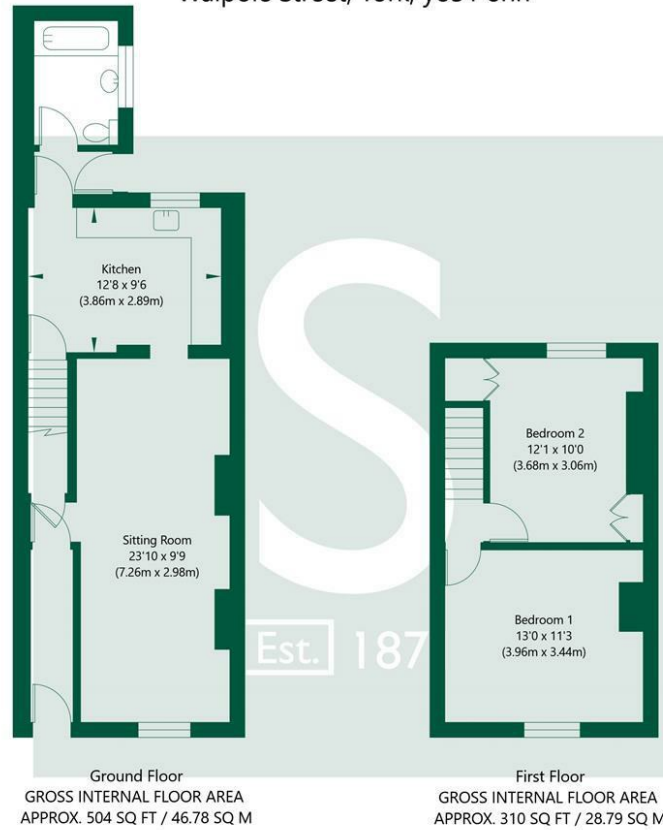
Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

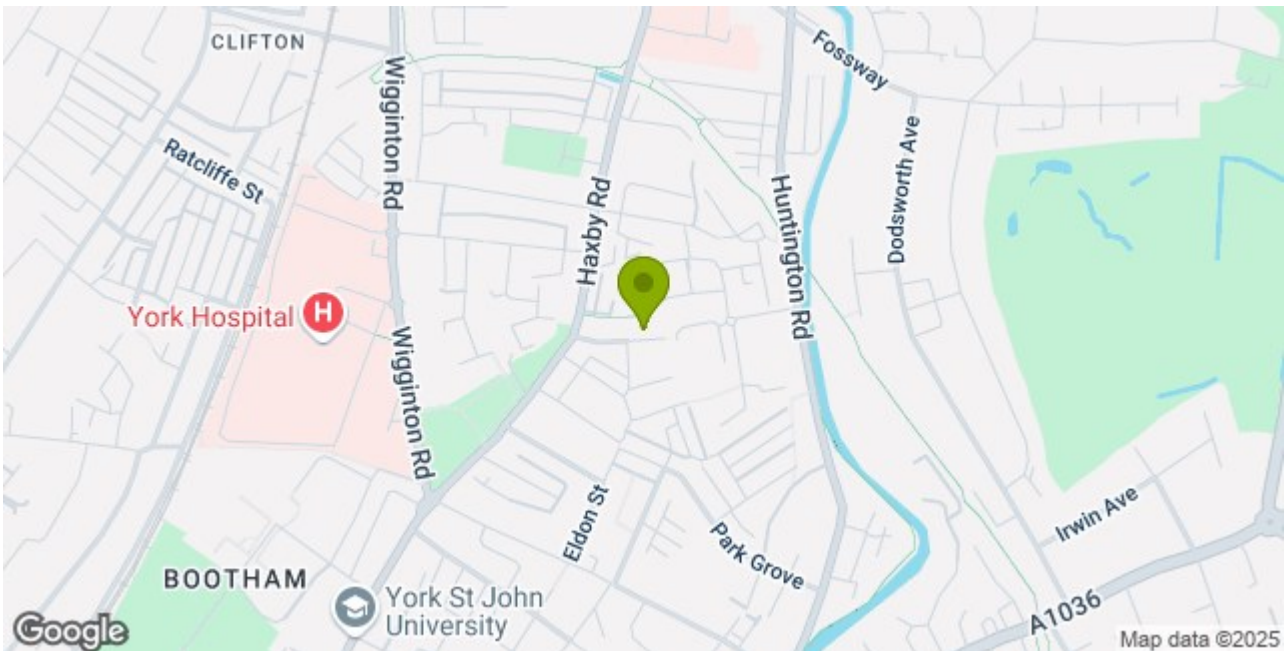
Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Walpole Street, York, yo31 8nn



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 814 SQ FT / 75.57 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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