



Sutherland Street, York Asking Price £280,000

**** NO ONWARD CHAIN ****

A traditional mid terrace property offering well maintained two bedroom living accommodation in this much sought after location, ideal for first time buyers, professional couples and property investors.



Accommodation

This traditional, mid-terraced property is positioned within walking distance of the Knavesmire and as such offers quick and easy access to both the city centre of York, as well as the A64 York to Leeds Road.

Internally, the property is entered through a double glazed front entrance door into an entrance porch which in turns leads through into a reception hall with central staircase leading to the first floor accommodation.

The principal reception room is the front lounge with television aerial point, radiator, and picture rail.

Positioned centrally within the ground floor accommodation, is a separate dining room having an inset fireplace, radiator and built-in under stairs recess.

The property's kitchen is located at the rear having a modern 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. Included within the kitchen is a built-in electric oven and 4 point gas hob unit and extractor canopy. There is plumbing for a washing machine, and the kitchen houses the gas fired central heating boiler. There is a loft hatch and radiator.

The ground floor accommodation is completed by the house bathroom which has a low flush W.C., pedestal wash hand basin and inset contemporary bath with wall mounted shower attachment and full height tiled splashbacks.

To the first floor are 2 generous double bedrooms, both of which have uPVC framed double glazed casement windows and radiators.

To The Outside

The property fronts directly onto Sutherland Street and has an enclosed rear courtyard garden with concrete base and surrounding walled boundaries. There are 2 separate brick built outbuildings providing useful additional external storage.

Crucially, the property is being offered for sale with vacant possession and no on-ward chain. There is gas fired central heating throughout, and 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 1800* Mbps download speed

EPC Rating: D - Valid until 27.06.2032

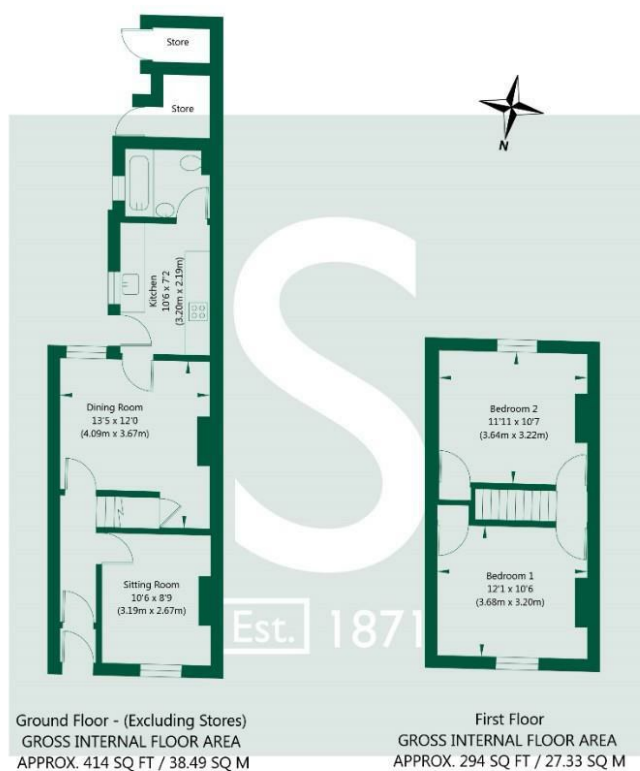
Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

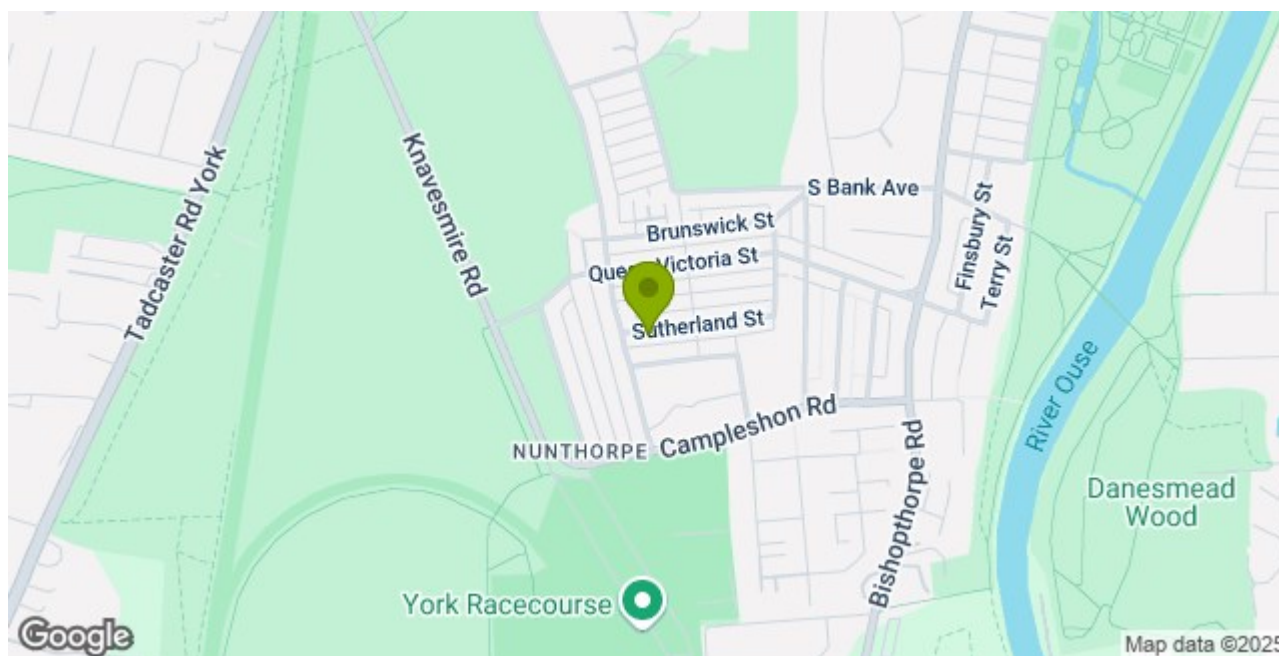
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

Sutherland Street, York, YO23 1HG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 708 SQ FT / 65.82 SQ M - (Excluding Stores)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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