

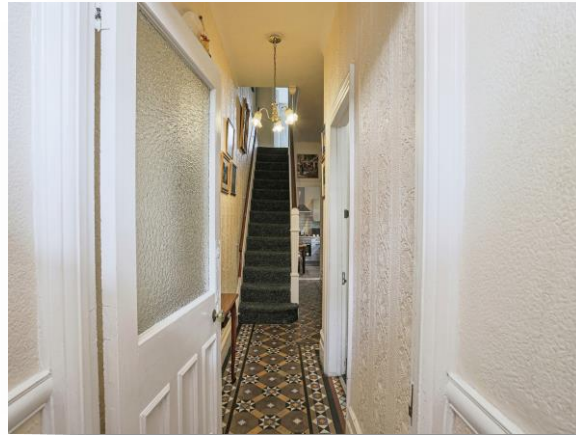


Queen Annes Road, York YO30 7AA

welcome to

Queen Annes Road, York

Located within a short walk of York city centre, railway station and the scenic routes along the river Ouse, is this beautifully presented four bedroom end of terrace home, built in the Victorian era. This home has been carefully renovated over the years with many of its original features remaining,



Location

Queen Annes Road is a charming residential area, offering a peaceful retreat from the bustle of nearby Bootham. Ideally located for pedestrian access to the city centre and railway station, it also links via Bootham Terrace to some of York's most prestigious schools and enjoys easy passage onto Bootham and the ring road beyond.

Entrance Hall

The entrance hall has tiled flooring, a radiator and the entrance door with stunning stained glass.

Lounge

12' 3" max x 13' 7" into bay (3.73m max x 4.14m into bay)
An inviting bay fronted lounge with carpeted floors and the original fireplace. The lounge is currently set up as a bedroom.

Dining Room

A carpeted dining room with the original fire place, a radiator and a window looking over the rear of the home.

Kitchen

12' 8" x 8' 4" (3.86m x 2.54m)
A fitted kitchen with wall/base units, vinyl flooring, an integrated oven, a gas hob, an extractor hood, a dishwasher, an understairs storage cupboard a door to the side, a window to the side and spotlighting.

Landing

A carpeted landing with a skylight, a storage cupboard and a wash room.

Wash Room

The wash room has a w.c, a wash hand basin, vinyl flooring and a window to the side.

Bedroom One

The first double bedroom has carpeted floors, a radiator and a window looking over the rear of the home.

Bedroom Two

A carpeted bedroom with two windows to the front, a radiator and a door to the en suite.

En Suite

The en suite to the second bedroom has a shower cubicle, a wash hand basin, a w.c and an extractor fan.

Bedroom Three

The third bedroom has carpeted floors, a radiator and a window to the front.

En Suite

The en suite to the third bedroom has a shower cubicle, an extractor fan, a w.c and a wash hand basin.

Bedroom Four

The fourth bedroom has carpeted floors, a radiator and a window looking over the front of the home.

Bathroom

The house bathroom has a shower over the bath tub, a towel radiator, a w.c, a wash hand basin, spotlighting, built in storage and a combi boiler.

Exterior

The front of the home offers permit on street parking and a walled forecourt. Around to the rear there is a courtyard with a brick built outbuilding and access to the rear alley

Utility Room

7' 1" max x 5' 5" max (2.16m max x 1.65m max)
The utility room is accessed via the rear courtyard and has a window to the side, tiled flooring and plumbing for a washing machine.

Outbuilding

7' 9" max x 5' 5" max (2.36m max x 1.65m max)
A brick outbuilding with power, lighting and a window to the side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Queen Annes Road, York

- A SUPERB PERIOD PROPERTY BOASTING MANY ORIGINAL FEATURES
- FOUR DOUBLE BEDROOMS
- NO ONWARD CHAIN
- LOCATED WITHIN ONE OF YORK'S MOST SOUGHT AFTER AREAS
- 0.4 MILES TO THE HISTORIC BAR WALLS

Tenure: Freehold EPC Rating: E

£545,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108880 - 0002

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