

Herbert Street, York YO10 3EJ

welcome to

Herbert Street, York

ATTENTION FIRST TIME BUYERS AND INVESTORS - OFFERED WITH NO ONWARD CHAIN. This mid-terrace property is an ideal home for those seeking a blend of comfort and convenience.













Entrance Hall

Door to front, carpet, radiator and stairs to first floor.

Lounge

14' 3" x 10' 10" into recess (4.34m x 3.30m into recess) Lino flooring, radiator, double glazed window to front, tv point and understairs cupboard.

Kitchen

12' 10" plus recess x 6' 4" (3.91m plus recess x 1.93m) Fitted kitchen with wall and base units, space for fridge freezer, worktops, sink, part tiled walls, lino flooring, double glazed window to rear.

Utility Room

5' 11" x 5' 2" (1.80m x 1.57m) Double glazed window and door to side, lino flooring and Ideal boiler.

Landing

Stairs from ground floor, carpet and loft access.

Bedroom One

12' 11" plus recess x 10' 4" into recess (3.94m plus recess x 3.15m into recess)

Double bedroom, carpet, radiator, storage space and double glazed window to front.

Bedroom Two

10' 3" max x 6' 8" plus recess ($3.12 m \; max \; x \; 2.03 m \; plus recess)$

Good sized room, carpet, radiator, built in shelving and double glazed window to rear.

Bathroom

Located on the first floor, bath, wc, wash hand basin, extractor fan, non slip lino, radiator and double glazed window to side aspect.

Rear Courtyard

Enclosed courtyard with gated access to the rear, low maintenance, also offering two storage outbuildings.





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Herbert Street, York

- PERIOD MID TERRACE
- TWO BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- PRIVATE REAR COURTYARD
- IN NEED OF MODERNISATION

Tenure: Freehold EPC Rating: D

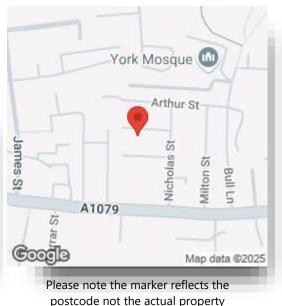
Council Tax Band: B

£215,000









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would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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