



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **27 York Road, Harlescott, Shrewsbury, Shropshire, SY1 3RB**

**£170,000**

This spacious 3 bedroom semi detached house provides a great opportunity for somebody looking for a family house with scope to improve. Accommodation includes: Entrance Hall, Living Room, Kitchen/Dining Room, Side Lobby, Utility/Workshop, Store, 3 good sized Bedrooms, Bathroom, GCH, DG, Attractive private rear Garden. No Upward Chain.



## 27 York Road, Harlescott, Shrewsbury, Shropshire, SY1 3RB

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

Canopied storm porch, double glazed entrance door.

### Entrance Hall

Radiator, double glazed side window, staircase leads to First Floor Landing.

**Living Room** 13' 6" x 12' 9" (4.11m x 3.88m) excluding bay

Ornamental fireplace with tiled hearth with stove inset, double radiator, walk in double glazed bay window to the front.

**Kitchen/Dining Room** 19' 10" x 11' 8" max 8' 6" min (6.04m x 3.55m/2.59m)

Fitted with cream fronted units, wood effect laminate worktops with deep tiled surround, inset sink unit, ample space for appliances and dining area, radiator, 2 double glazed windows overlooking rear garden, wall mounted Worcester gas central heating boiler, double glazed door to the side.

### Covered Side Lobby

**Utility/Workshop** 8' 2" x 6' 2" (2.49m x 1.88m)

Power and lighting.

**Garden Store** 8' 2" x 2' 10" (2.49m x 0.86m)

### First Floor Landing

Double glazed side window, access to boarded roof space with solar panel controls.

**Bedroom 1** 12' 10" x 11' 8" (3.91m x 3.55m)

Exposed floor boards, radiator, large double glazed window to the front.

**Bedroom 2** 11' 10" x 8' 7" (3.60m x 2.61m)

Boarded flooring, plumbing for radiator, double glazed window overlooking rear garden, built in airing cupboard with insulated hot water cylinder.

**Bedroom 3** 8' 11" x 8' 0" (2.72m x 2.44m)

Boarded flooring, radiator, double glazed window to the front.

### Bathroom

Fitted with white 3 piece suite providing bath, wash basin, WC, tiled wall areas, radiator, double glazed side and rear windows.

### Outside - Front

The front garden is laid to lawn with privet hedging around.

### Rear Garden

Approached onto a paved patio. Offering excellent privacy, mainly laid to lawn with a variety of trees and shrubs set around. Timber shed, double gates to the rear. External lighting point and cold water tap.

### Council Tax Band B

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

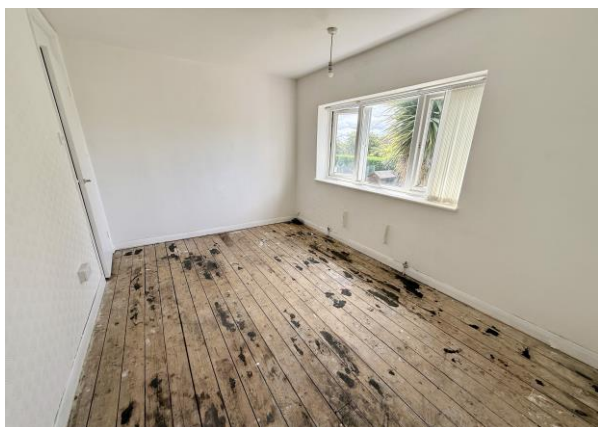


27 York Road, Shrewsbury

## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
27 York Road Shrewsbury SY1 3RB	Energy rating	Valid until: 17 October 2035																																	
	<b>A</b>	Certificate number: 1235-1720-3509-0533-5292																																	
Property type		Semi-detached house																																	
Total floor area		79 square metres																																	
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																			
<b>Energy rating and score</b>		The graph shows this property's current and potential energy rating.																																	
This property's energy rating is A. It has the potential to be A.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
<a href="#">See how to improve this property's energy efficiency.</a>		For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td>80 A</td> <td>93 A</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A	80 A	93 A	81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**