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## **23 York Street, Oswestry, Shropshire, SY11 1LX**

### **Offers in the Region Of £110,000**

A neat, 2 bedroom period terraced house, which has been re-roofed in the last few weeks, perfect for first time buyer or investor. Ideally placed for amenities and within walking distance of the town centre and with easy access of road networks. The accommodation comprises Living, Dining Room, Kitchen, 2 Bedrooms and Bathroom and a Courtyard Garden to the rear. Early Viewing Recommended. No Upward Chain.



## 23 York Street, Oswestry, Shropshire, SY11 1LX

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

Glazed wooden entrance door.

#### **Living Room** 10' 10" x 11' 1" (3.30m x 3.38m)

Double glazed wooden window to the front, radiator, newly fitted carpet, period fireplace with tiled hearth.

#### **Dining Room** 11' 1" x 11' 1" (3.38m x 3.38m)

Newly laid carpet, open fireplace with tiled surround and hearth, wooden mantle, double glazed wooden window to the rear, radiator, staircase leads to First Floor Landing.

#### **Kitchen** 10' 11" x 5' 10" (3.32m x 1.78m)

Tiled flooring, double glazed window to the side, glazed wooden door leads to rear courtyard. The Kitchen is fitted with base and eye level units with laminate worktops, inset stainless steel sink unit, integrated 4 ring gas hob, extractor, microwave and electric oven, radiator.

#### **First Floor Landing** 11' 1" x 5' 2" (3.38m x 1.57m)

Small access to loft, useful built in over-stairs storage cupboard.

#### **Bedroom 1** 10' 11" x 11' 1" (3.32m x 3.38m)

Freshly laid carpet, double glazed window to the front, radiator.

#### **Bedroom2** 11' 1" x 5' 7" (3.38m x 1.70m)

Freshly laid carpet, radiator, double glazed window to the rear.

#### **Bathroom** 11' 0" x 5' 8" (3.35m x 1.73m)

Fitted with 3 piece suite including WC, wash basin and Bath with mixer tap and shower fitting, vinyl flooring, window to the rear, radiator, wall mounted Worcester gas combination boiler.

### **Rear Courtyard**

Courtyard garden with paved patio and path. Timber shed. Gates lead onto communal pathway at the rear of the terrace.

### **External - Front**

Wrought iron gate onto paved pathway with area for bins. Enclosed by brick wall.

### **Council Tax Band A**

**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**

## Ground Floor



## First Floor



## 23 York Street, Oswestry

FLOOR PLANS FOR GUIDANCE ONLY

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## Energy performance certificate (EPC)

23 York Street OSWESTRY SY11 1LX	Energy rating <b>D</b>	Valid until: 19 November 2031
	Certificate number: 9711-1907-3209-3709-0200	

Property type  
Mid-terrace house

Total floor area  
57 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



#### **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.

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