



Elmhirst
Parker



15 Lower Darnborough Street

York
YO23 1AR

Guide price
£300,000



- PERIOD TERRACED PROPERTY
- TWO BEDROOMS
- HIGHLY SOUGHT AFTER AREA
- OPEN PLAN LIVING SPACE SOME 23' IN LENGTH
- GAS HEATING WITH COMBI BOILER INSTALLED 2022
- FASCIAS AND SOFFITTS INSTALLED 2023
- DOUBLE GLAZING WITH GLAZING REPLACED 2023
- EXTERIOR DOORS REPLACED 2022 (GLAZING ONLY IN REAR DOOR)
- NO ONWARD CHAIN
- SOUTH FACING REAR GARDEN





PERIOD TERRACE HOUSE IN HIGHLY SOUGHT AFTER LOCATION within walking distance of Bishopthorpe Road. While requiring some updating the property has great potential for a buyer wanting to breathe new life into it. Briefly comprising:- entrance hall, open plan living room, kitchen, 2 bedrooms and bathroom.

UPVC glazed entrance door leading into:-

Entrance Hall

With stairs off to the first floor, laminate flooring and a radiator.

Living Room

6.98m x 3.16m (22'10" x 10'4")

A large open plan living area with a dual aspect. Having a mahogany style fireplace with marble effect

back and hearth incorporating a gas fire. Under stairs storage cupboard. Radiator.

Kitchen

3.18m x 2.08m (10'5" x 6'9")

Having a range of white fronted base and wall units. Complimentary work surfaces incorporating a stainless steel sink. Space for a gas cooker with extractor over. Door and window to the side elevation.

Landing

With doors off and access to roof space.

Bedroom 1

4.19m x 3.03m (13'8" x 9'11")

A double bedroom with a window to the front elevation and a radiator.



Bedroom 2

3.8m x 2.42 (12'5" x 7'11")

Having a window to the rear elevation and a radiator.

Bathroom

3.18m x 2.07m (10'5" x 6'9")

Being part tiled and having a white three piece suite comprising panelled bath with shower over, wash hand basin inset in a vanity unit and wc. Heated towel rail and a window to the rear elevation.

Outside

Having an enclosed south facing rear yard and an outbuilding.

Utilities

Mains Electric

Mains Gas

Mains Water (not metered) and Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)



82 SQ.M (882 Sq ft.)
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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