



2 Eldon Terrace
York YO31 8NQ

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£215,000

A great first time buyers property which needs some TLC, located on Haxby Road with potential to put your own stamp on. Within walking distance to the city, York Hospital and the University. The property offers; entrance hallway, two reception rooms and galley kitchen. To the first floor there are two bedrooms and a first floor shower room. The rear yard is a lovely size and offers extra storage in the outhouse - great for bikes! This lovely house could be your first time home or next investment, call Quantum to view 01904 631631.

Council Tax Band B
EPC Rating D

Entrance

UPVC door into the entrance lobby. With further door into the hallway.

Entrance Hallway

Stairs ahead to the first floor. Doors into the dining room and lounge. Radiator.

Lounge

10'4 x 8'9 (3.15m x 2.67m)

With UPVC window. Radiator. Laminate floor. Fire surround.

Dining Room

11'7 x 8'11 (3.53m x 2.72m)

With UPVC window. Radiator. Fire surround. Door into the kitchen.

Kitchen

18'11 x 4'6 (5.77m x 1.37m)

With both high and low-level units with co-ordinated work surfaces. Space and plumbing for washing machine. Radiator. Two UPVC windows. Gas cooker spur. Sink and drainer unit. Space for low-level fridge.





Stairs to first floor landing

Loft access. Doors to bedroom and shower room.

Bedroom One

12'1 x 10'10 max (3.68m x 3.30m max)

With UPVC window. Radiator. Storage into alcoves.

Bedroom Two

11'7 x 5'8 max (3.53m x 1.73m max)

With UPVC window. Radiator.

Shower Room

Fitted with a three piece suite comprising; shower cubicle, wash hand basin and low-level WC in white. UPVC opaque window. Extractor fan. Radiator.

Outside

To the rear of the property is a lovely enclosed yard, with outbuildings useful for bikes and storage. There is a shared gated passageway.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

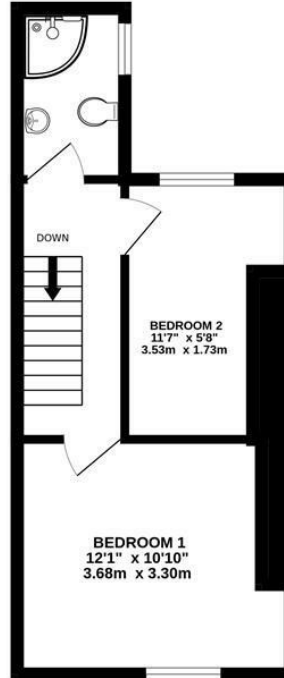
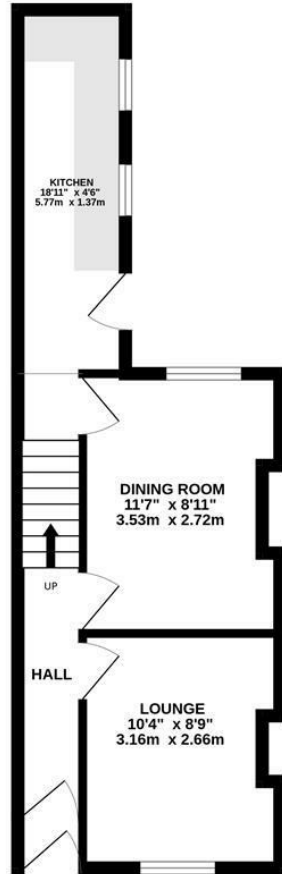
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

The property is currently rented however the property is being sold with vacant possession.



GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

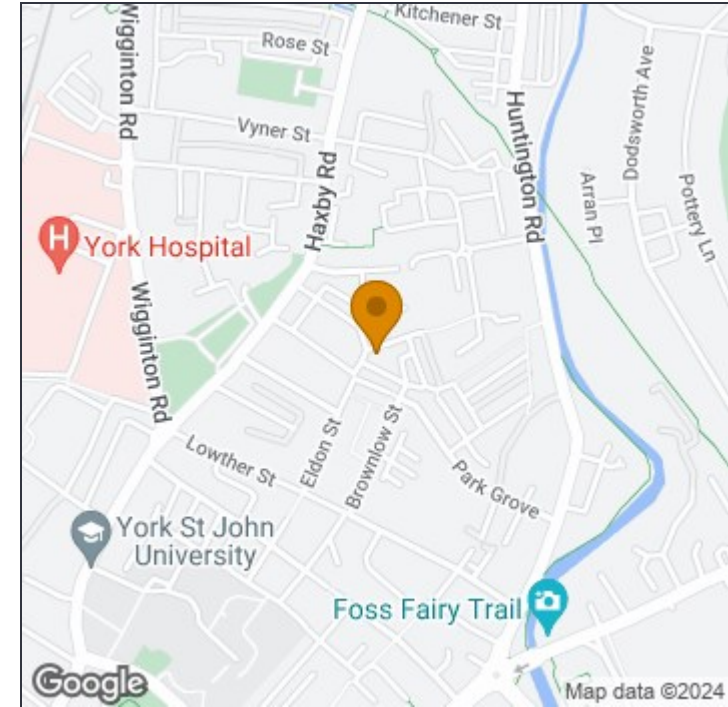
1ST FLOOR
279 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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