



5 Thomas Street
York YO10 3DH

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£260,000

This super mid terrace property located on Thomas Street is a real gem! Situated just off Lawrence Street and offers a cul-de-sac position with on street parking. You really are spoilt for choice with local amenities, with the City only being a stroll away.

As you step inside the property you are welcomed by an entrance hallway, two bright and spacious reception rooms, one of which opens through to the modern kitchen. With two bedrooms and bathroom located on the first floor.

The rear yard is a great size with plenty of space for seating and raised planting borders for a touch of colour and greenery!

Whether you are looking for your first home, down size or investment, Thomas Street is not to be missed - call now to book a viewing.

EPC Rating D
Council Tax Band B

Entrance Hallway

Wooden door. Radiator. Doors into lounge and dining room. Stairs leading to the first floor.

Lounge

10'8 x 10'1 (3.25m x 3.07m)
UPVC window. Radiator.

Dining Room

13'0 x 10'6 (3.96m x 3.20m)
UPVC window. Radiator. Two storage cupboards. Opening through to the kitchen.





Kitchen

18'1 x 4'4 (5.51m x 1.32m)

Fitted with wall and base units and coordinating worktops. Built in oven with electric hob and extractor hood over. Space and plumbing for washing machine. Space for tall fridge freezer. Radiator. Three double glazed wooden windows. Wooden door with glazed panel leading into the rear yard.

Stairs to first floor

Bedroom One

10'8 x 7'1 (3.25m x 2.16m)

UPVC window. Radiator. Storage cupboard.

Bedroom Two

10'8 x 7'1 (3.25m x 2.16m)

UPVC window. Two storage cupboards. Radiator.



Bathroom

7'3" x 5'2" (2.23 x 1.6)

Fitted with a three piece suite comprising; bath with shower over, wash hand basin and toilet. Radiator. Airing cupboard housing the boiler. Opaque UPVC window.

Outside

To the rear of the property is spacious walled gated courtyard with brick built planting boarders.

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.

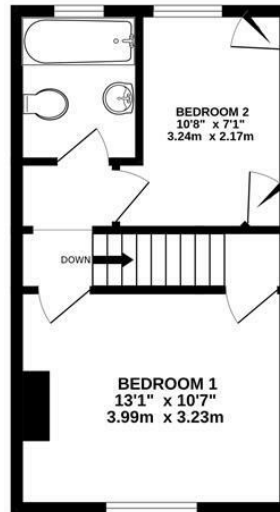
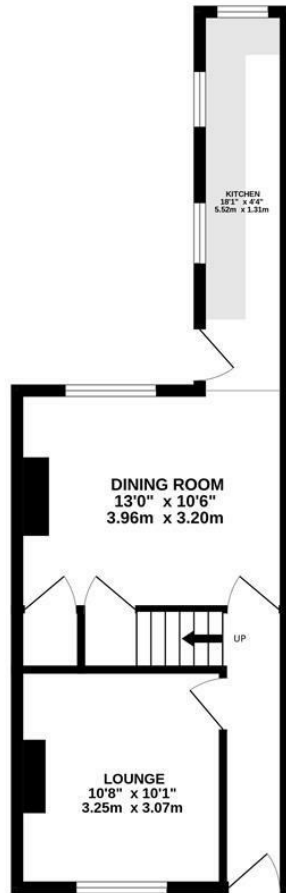
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Please note the house has angled walls, measurements have been taken to be accurate as possible



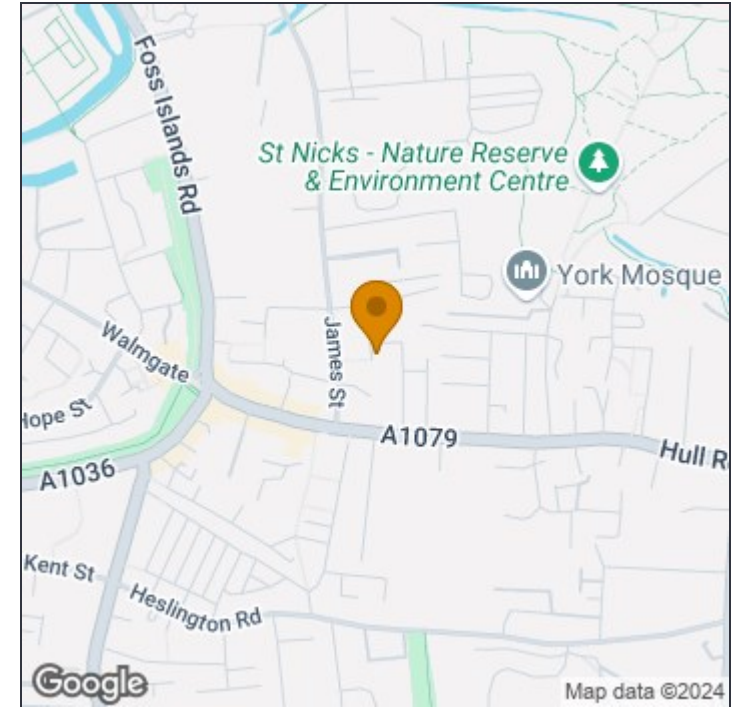
GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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