



79 Sutherland Street  
South Bank, York YO23 1HG

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1HG**

**£275 000**

Sutherland Street is sat within South Bank which is popular to many with local amenities close by, you can even stroll to York Racecourse and Rowntree Park. The property has a homely feel throughout, plus sash windows and shutters adding to the property's charm.

On entering you will find entrance hall, open plan lounge diner with double doors leading out into the lovely courtyard and modern kitchen with utility area. To the first floor there are two bedrooms, large modern bathroom suite and quirky wooden steps to the useable loft space.

Offered with no forward chain, call now for a viewing!

EPC rating D  
Council Tax Band B

**Entrance Hall**

Entrance door into the hallway. Lovely original tiled floor. Radiator.

**Open Plan Lounge / Dining Room**

24'3 x 12'3 (7.39m x 3.73m )

Open plan lounge / dining room with stairs leading to the first floor. Double glazed sash window with shutter window covering. Double glazed double doors to the rear with shutters. Two radiators. Built in storage shelves, handy bookshelf and TV unit. Opening through to the kitchen.

**Kitchen**

10'2 x 7'1 (3.10m x 2.16m )

Fitted with a complete range of modern units. Built in oven and microwave. Four ring gas hob with extractor over. Modern Belfast sink. Double glazed sash window and additional double glazed side light. Open access to the utility. Space for fridge fridge. Space and plumbing for dishwasher. Radiator.





### Utility

With plumbing for washing machine. Space for tumble drier. Velux window.

### Landing

With access to the two double bedrooms, bathroom and wooden steps to the loft area. The loft area is boarded with velux window.

### Bedroom One

12'3 x 7'1 (3.73m x 2.16m )

Double glazed sash window with shutter window covering. Radiator. Storage cupboard.

### Bedroom Two

10'7 x 6'10 (3.23m x 2.08m )

Double glazed sash window. Radiator.

### Bathroom

A great sized bathroom fitted with a four piece suite comprising; bath, separate shower, low-level WC and matching wash hand basin. Heated towel rail. Double glazed opaque window. Cupboard

### Outside

To the rear of the property is an attractive courtyard which has been paved and seating installed to make good use of the space. There is handy outhouse, great for storage and bikes. With gated access to the rear alleyway.

### 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.

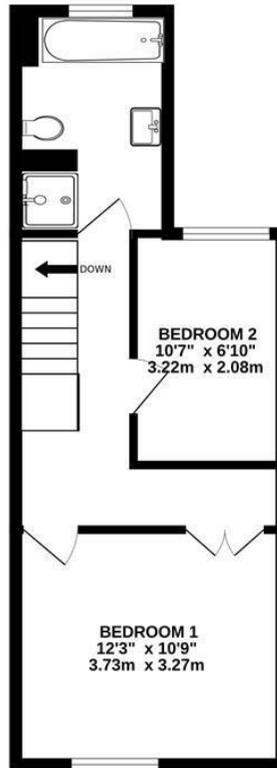
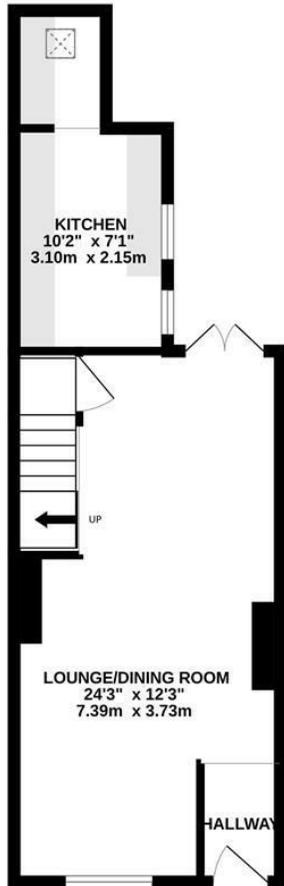
The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



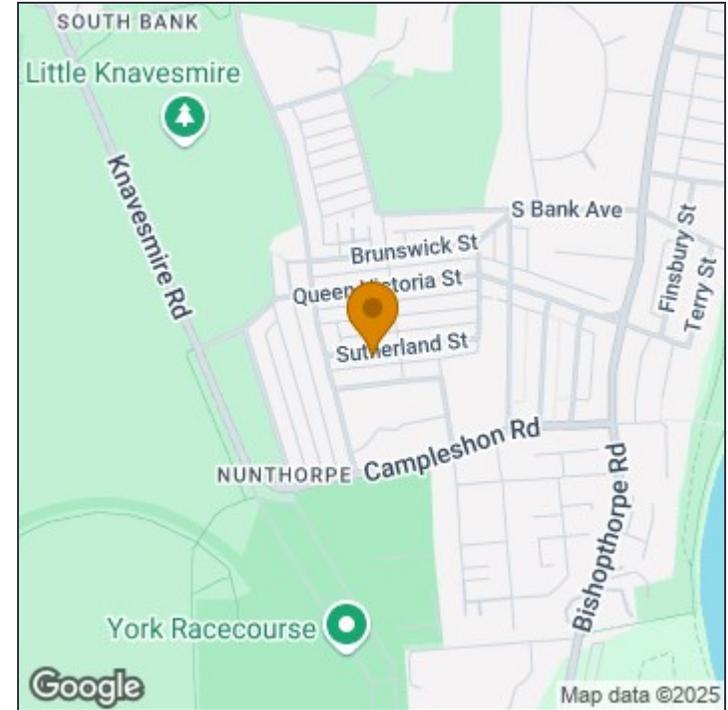
GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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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