



6 Foss Islands Road  
York YO31 7UL



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£375,000

Situated on Foss Islands Road is this forecourted terrace property offering a central location within a stones throw from the city walls. A great location for local amenities, bus routes to the outer city and further access links.

The property features entrance hallway, two well proportioned reception rooms and a spacious kitchen/diner. With the first floor providing three double bedrooms and bathroom.

This property presents a great opportunity for those looking to settle or invest in a desirable central location. Offered with no forward chain and vacant possession, call now to book an early viewing.

EPC Rating D  
Council Tax Band C

### Entrance Lobby

With UPVC door into the entrance lobby. With timber glazed door into the hallway. Tiled floor.

### Entrance Hall

With stairs ahead to the first floor accommodation. Tiled floor. Radiator. Cupboard housing meters. Understairs storage.

### Lounge

14'1" x 12'3" (4.29m x 3.73m)

With UPVC bay window, Radiator. Attractive feature fireplace.

### Dining Room

13'5" x 10'4" (4.09m x 3.15m)

With UPVC window. Radiator. Attractive feature fireplace. Door to kitchen.

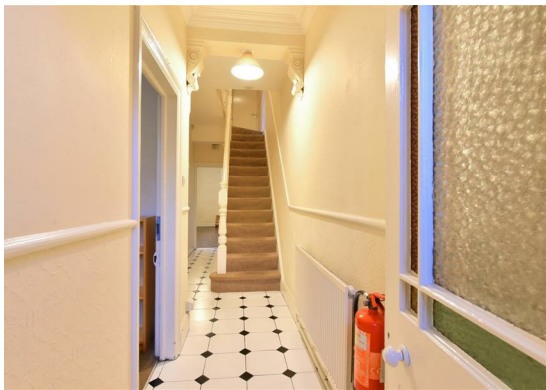
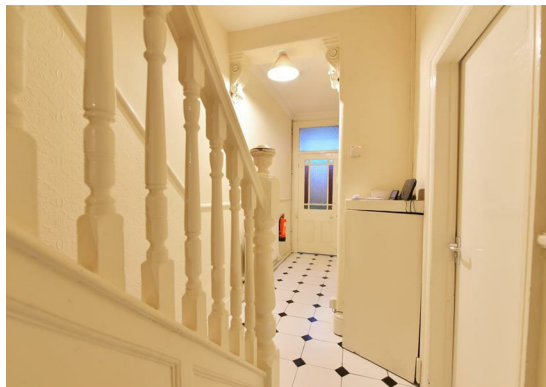
### Kitchen

15'9" x 8'6" (4.80m x 2.59m)

A spacious kitchen complete with wall and base units. Sink and drainer unit. Integrated dishwasher. Space and plumbing for washing machine. Built in oven with four ring electric hob and extractor hood over. Space for fridge freezer. UPVC window. UPVC part glazed door to the rear yard.

### Landing

A galleried landing with access to the loft. Doors to further rooms.







#### Bedroom One

16'2" x 11'11" (4.93m x 3.63m)

A bright and spacious bedroom with two UPVC windows, overlooking the city walls. Radiator. Attractive Fireplace. Built in cupboard.

#### Bedroom Two

13'3" x 10'4" (4.04m x 3.15m)

A good sized double bedroom with UPVC window. Radiator. Built in cupboard with rail.

#### Bedroom Three

10'0" x 9'5" (3.05m x 2.87m)

Double bedroom with UPVC window. Radiator.

#### Bathroom

6'9" x 5'11" (2.07 x 1.82)

Fitted with a three piece suite comprising bath with shower over, wash hand basin and toilet. UPVC opaque window. Radiator.

#### Outside

To the front there is a small forecourted area.

To the rear of the property is a spacious yard with three outbuildings. With gated rear access.

#### Additional Information

The property is currently rented out to two people; both of which are moving out in December.

#### 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 C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.

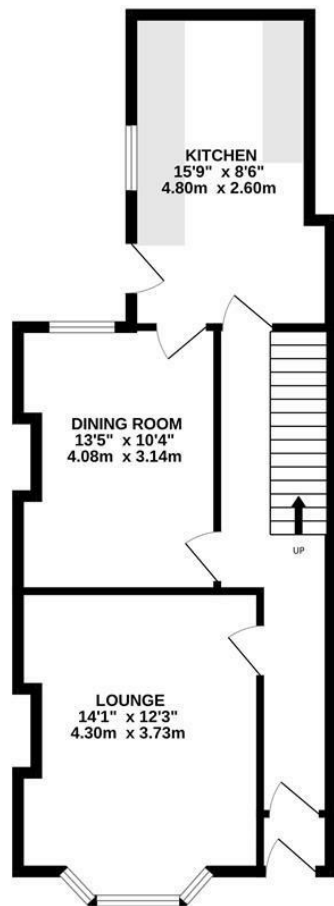
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

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

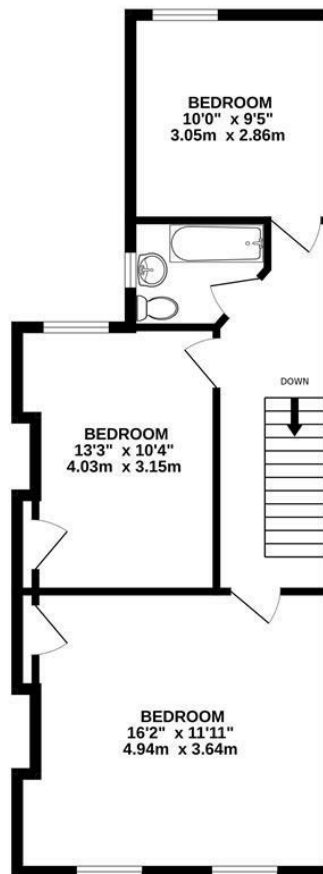
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



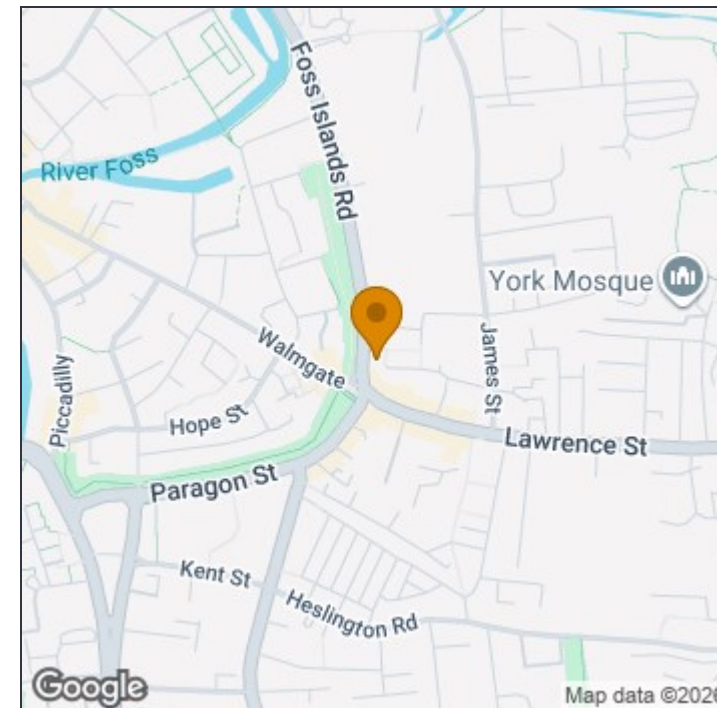
GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 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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