



28, Wolsley Street,  
York, YO10 5BQ  
Chain Free £240,000



We are delighted to offer this well presented two bedroom mid terraced property situated just a short distance from the city centre.

The accommodation briefly comprises entrance hall, two reception rooms, kitchen, two bedrooms and a bathroom. Externally the property offers a courtyard to the rear, and on street parking (subject to availability) to the front.

Chain free!



Tenure: Freehold  
York City Council  
BAND: B

#### ENTRANCE HALL

Front entrance door, radiator.

#### SITTING ROOM

3.58 x 3.04 (11'8" x 9'11")

Window to front. Electric stove, radiator.

#### DINING ROOM

4.06 x 3.76 (13'3" x 12'4")

Window to rear. Radiator.

#### KITCHEN

2.68 x 1.80 (8'9" x 5'10")

Window and door to side.

Wall and base units comprising stainless steel sink, freestanding electric oven with gas hob. Stairs to first floor.

#### UTILITY AREA

1.50 x 0.89 (4'11" x 2'11")

Window to side. Plumbing for washing machine.

#### FIRST FLOOR LANDING

Radiator. Storage cupboard.

#### BEDROOM ONE

4.07 x 3.57 (13'4" x 11'8")

Window to front.

Laminate wood flooring, wardrobe, radiator.

#### BEDROOM TWO

3.82 x 2.52 max (12'6" x 8'3" max)

Window to rear. Radiator.

#### BATHROOM

2.80 x 1.84 (9'2" x 6'0")

Window to side. Suite comprising low flush WC in vanity unit, wash hand basin in vanity unit and panelled bath with shower over. Part tiled walls, chrome ladder style radiator and extractor fan.

#### REAR GARDEN

Courtyard style garden with gated access to the rear and storage.

#### ADDITIONAL INFORMATION

Please note these draft particulars are awaiting approval by the vendor.

#### SERVICES

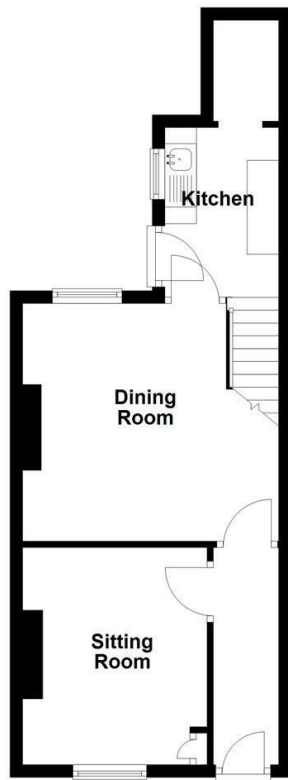
Mains Gas, Water, Electricity and Drainage.  
Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

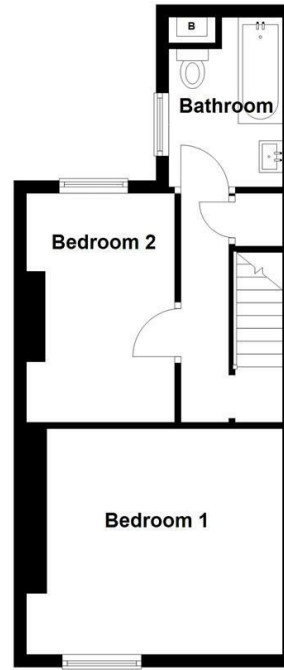
None of the above appliances have been tested by the Agent.



**Ground Floor**  
Approx. 36.4 sq. metres (391.3 sq. feet)



**First Floor**  
Approx. 34.6 sq. metres (372.4 sq. feet)



Total area: approx. 70.9 sq. metres (763.7 sq. feet)

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

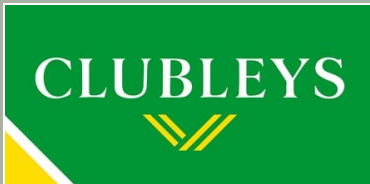
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



8 The Square, Stamford Bridge, York,  
YO41 1AF  
01759 373709  
sb@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.