

54, Thorpe Street,  
York, YO23 1NL  
£400,000



## ABOUT THE PROPERTY

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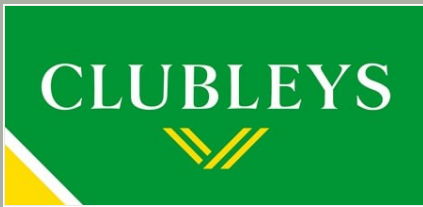
Situated in one of York's most sought after areas just off Bishopthorpe Road, we offer this attractive bay fronted terraced property.

The fabulous accommodation offers two spacious reception rooms, a kitchen, two double bedrooms, a fantastic 1st floor bathroom and even a loft room! Externally there is a courtyard garden with brick built store ideal for bikes. On street parking is by permit, subject to availability through York City Council.

Tenure: Freehold. City of York Council - Council Tax Band C.







Tenure: Freehold  
City of York Council  
Band: C

#### ENTRANCE HALL

Front door opening to the entrance vestibule.  
Door opening to entrance hall with feature tiled flooring, stairs to first floor, radiator.

#### SITTING ROOM

3.48m x 3.38m (11'5" x 11'1")  
Bay window to front.  
Feature fireplace, radiator. Opening to;-

#### DINING ROOM

3.86m x 3.51m (12'7" x 11'6")  
Window to rear.  
Under stairs cupboard, radiator.

#### KITCHEN

3.39m x 2.15m (11'1" x 7'0")  
Door and window to side.  
Wall and floor units comprising sink unit, oven with extractor fan over, washing machine, fridge freezer.  
Wall mounted gas fired central heating boiler.

#### FIRST FLOOR

##### LANDING

Feature window to side.  
Stairs to loft room.

##### BEDROOM ONE

4.47m x 3.48m max (14'7" x 11'5" max)  
Window to front.  
Fitted cupboard, feature fireplace, radiator.

##### BEDROOM TWO

3.79m x 2.81m max (12'5" x 9'2" max)  
Window to rear.  
Radiator.

##### BATHROOM

3.38m x 2.14m (11'1" x 7'0")  
Window to rear.  
Suite comprising free standing bath with shower over, low flush WC and wash hand basin. Storage cupboard housing hot water cylinder.

#### SECOND FLOOR

##### LOFT ROOM

4.04m x 3.55m (13'3" x 11'7")  
2x velux windows.

##### OUTSIDE

Externally there is a courtyard garden with brick built

store and rear access gate.

Please note on street parking is by permit, subject to availability through York City Council.

#### ADDITIONAL INFORMATION

##### APPLIANCES

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

##### SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.

##### COUNCIL TAX BAND

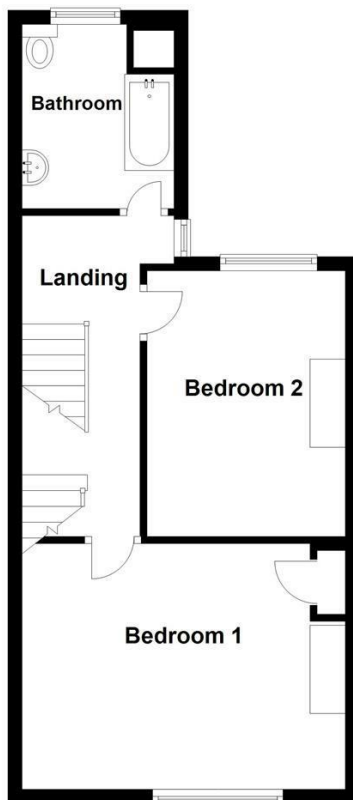
City of York Council - Council Tax Band C



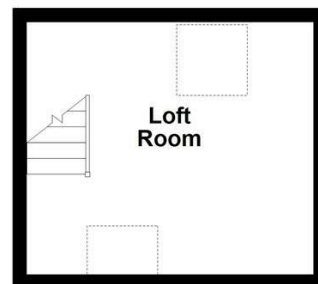
### Ground Floor



### First Floor



### Second Floor



#### 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

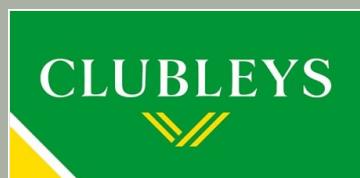
#### FREE VALUATIONS FOR SALE

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.