



22 Kensington Street
York, YO23 1JA
Guide Price £250,000

2 bedrooms, 1 bathroom, 2 living areas, and other property details represented by icons.

TWO DOUBLE BEDROOMS - SOUGHT AFTER AREA - READY TO MOVE IN TO! Churchills Estate Agents are delighted to offer for sale this superb 2 double bedroom period home set in the popular residential area of South Bank, convenient for the Knavesmire Racecourse, Millennium Bridge and just a short walk into York city centre and to the railway station. The property has been upgraded by the current owners to a very high standard throughout and offers bright and spacious rooms, double glazing, gas central heating and some delightful period features. It fully comprises lounge with period style fireplace, inner hallway, dining room opening to a modern fitted kitchen, impressive three piece bathroom suite, first floor landing and two double bedrooms. To the outside is a rear walled courtyard with gate to service alley. An internal viewing of this fantastic home is highly recommended.

Lounge

Entrance door, ceiling coving, double glazed timber framed window to front, double panelled radiator, TV point, power points. Bamboo flooring.



Inner Hall

Stairs to first floor.



Dining Room

Double glazed timber framed window to rear, under stairs storage cupboard, double panelled radiator, power points. Bamboo flooring.

Kitchen

Double glazed timber framed window to side, glazed uPVC door on to courtyard, fitted wall and base units with counter tops, stainless steel sink and drainer with mixer tap, integrated electric oven and gas hob, space and plumbing for appliances, double panelled radiator, power points. Bamboo flooring.





Bathroom

Opaque double glazed timber framed window to side, panelled bath with mixer tap and shower head over, wash hand basin, low level WC, towel rail/radiator, tiled walls. Tiled flooring.

First Floor Landing

Carpet. Doors to;

Bedroom 1

Double glazed timber framed window to rear, ceiling coving, loft access via drop down ladder, cupboard, double panelled radiator, power points. Carpet.

Bedroom 2

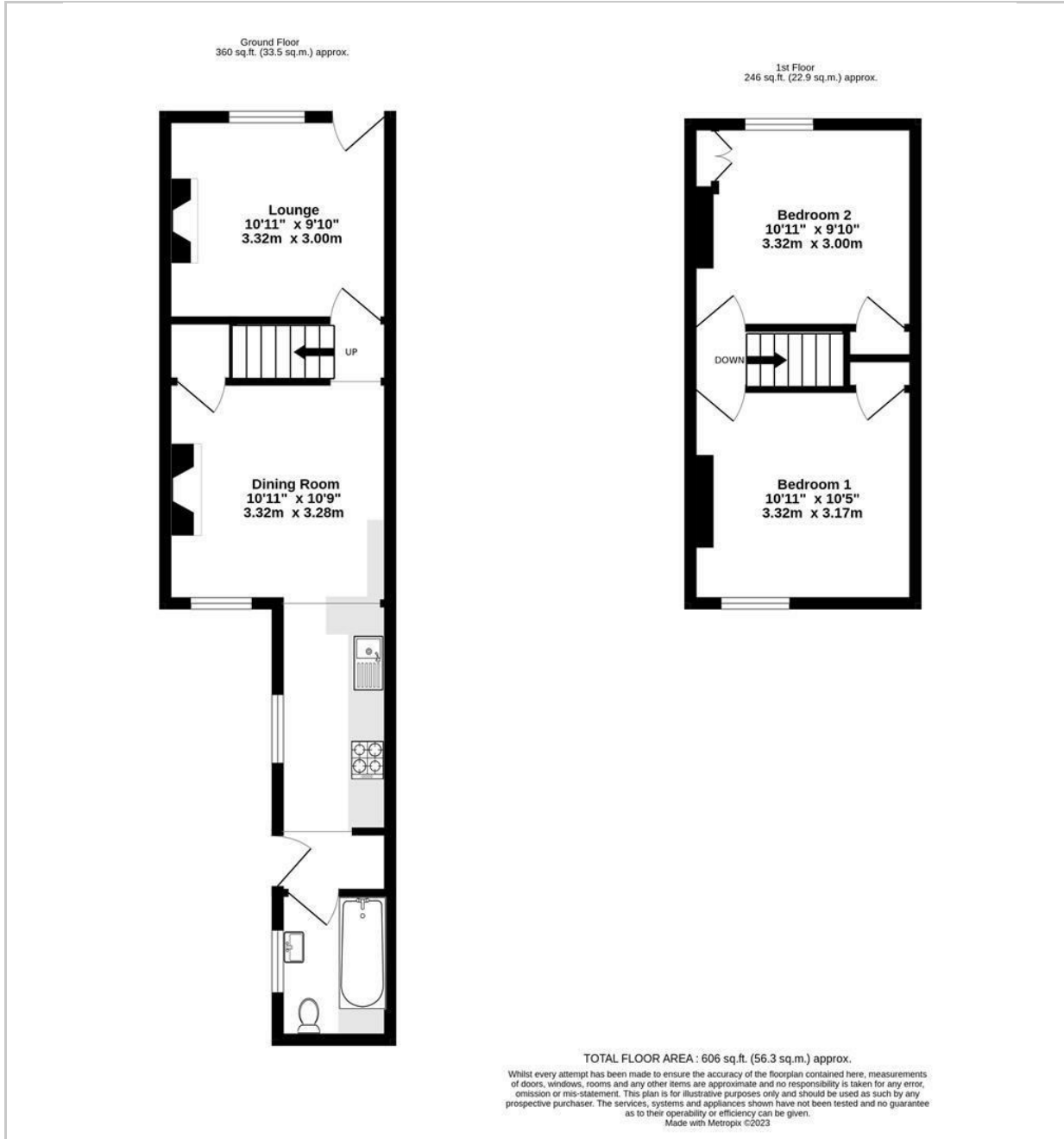
Double glazed timber framed window to front, ceiling coving, ceiling rose, storage cupboard, fitted wardrobes, double panelled radiator, power points. Carpet.

Outside

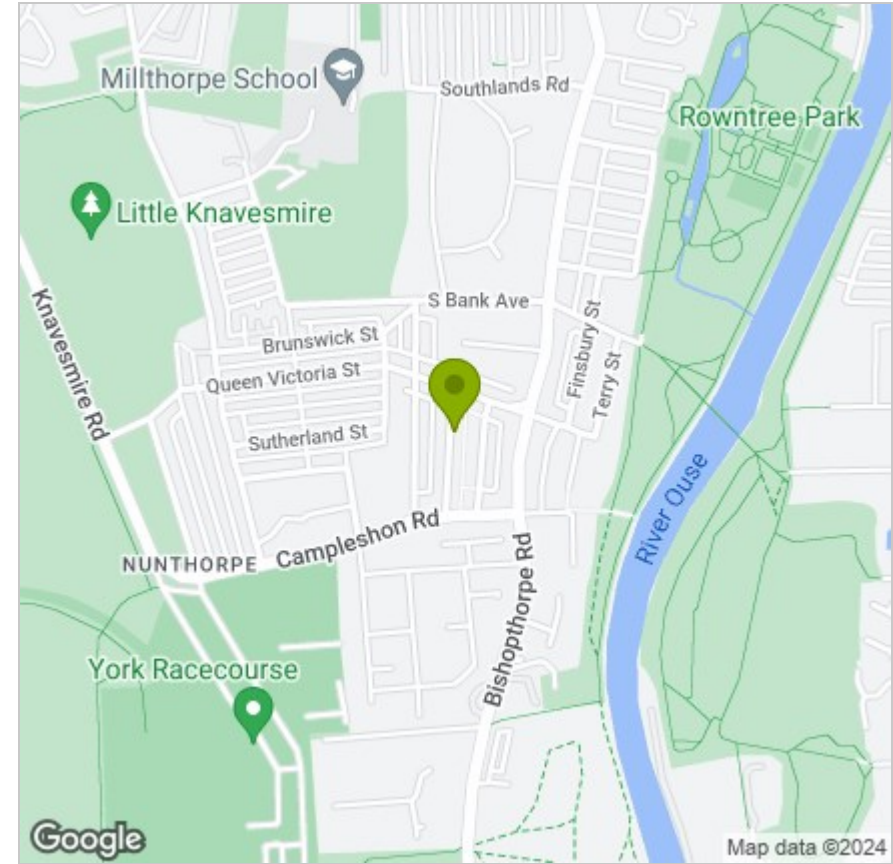
Rear walled courtyard with gate to service alley.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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