



46 Lower Ebor Street

York, YO23 1AY

Offers In The Region Of £350,000

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SUPERB INVESTMENT OPPORTUNITY - NO ONWARD CHAIN! We are delighted to offer to the market this stunning, rare, high-end property, positioned moments away from Bishopthorpe Road shopping parade, Rowntree Park and the River Ouse. Located on this popular terraced street, highlights include an extended ground floor, two double bedrooms and two bathrooms. Designed and laid out in collaboration with well-regarded local design companies to create relaxing and well-presented spaces as well as maximising its rental potential. The bright and airy living accommodation comprises large open plan living/dining room with feature wood burner, fully fitted kitchen with Quartz worktops and roof lantern, rear hallway, three-piece bathroom suite, first floor landing, large double bedroom and second double bedroom with en-suite shower room. To the outside is a walled rear courtyard with gate to service alleyway. Permit on street parking is also available. The house would also be suitable for a private residence and is just a short walk from the Welcome Lets and Churchills Estate Agents offices, if further information is required. An accompanied viewing is highly recommended.

Lounge Area

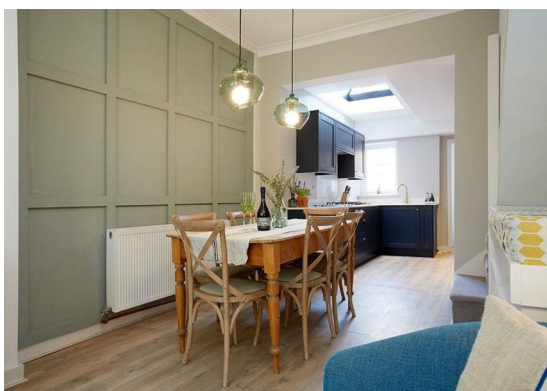
Entrance door, double glazed window to front, ceiling coving, wood panelling, double panelled radiator, TV point, power points, feature log burner with surround and hearth. Luxury vinyl tiling.

Dining Area

Ceiling coving, double panelled radiator, wood panelling, carpeted stairs to first floor, built in seat, power points. Luxury vinyl tiling.

Kitchen

Double glazed window to rear, fitted wall and base units with Quartz work tops, inset sink and draining board, integrated appliances, column radiator, power points, roof lantern. Luxury vinyl tiling.





Rear Hallway

Door to courtyard. Luxury vinyl tiling.

Bathroom

Opaque double glazed window to side, panelled bath, wash hand basin, low level WC, tiled walls. Tiled flooring with under floor heating.

First Floor Landing

Carpet. Door to;

Bedroom 1

Double glazed window to front, storage cupboard, double panelled radiator, power points. Carpet.

Bedroom 2

Double glazed window to rear, double panelled radiator, power points. Carpet.

En-Suite

Opaque double glazed window to rear, corner shower unit, wash hand basin, low level WC, chrome towel rail/radiator. Tiled flooring with under floor heating.

Outside

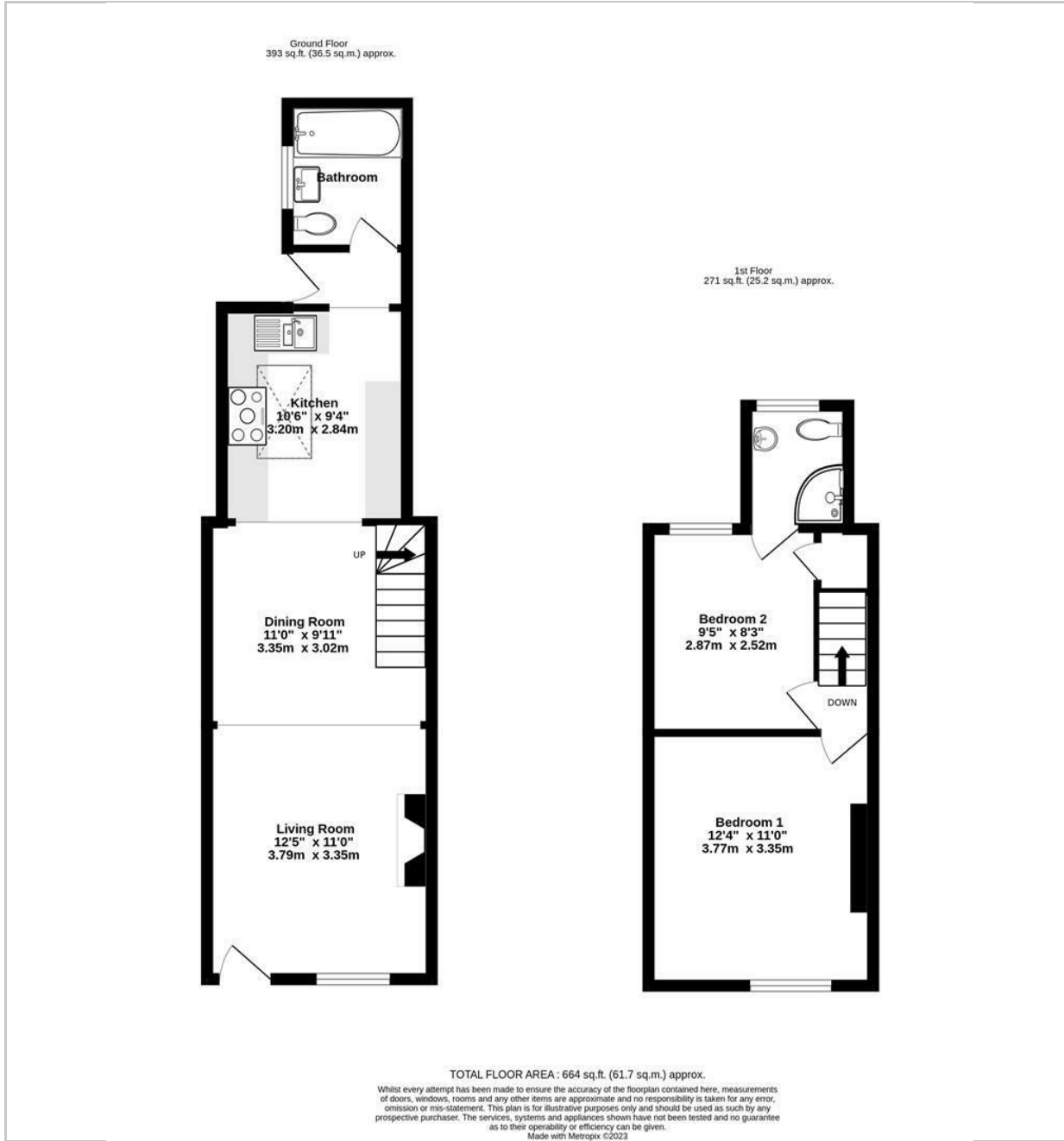
Rear walled courtyard with gate to service alleyway.

Note:

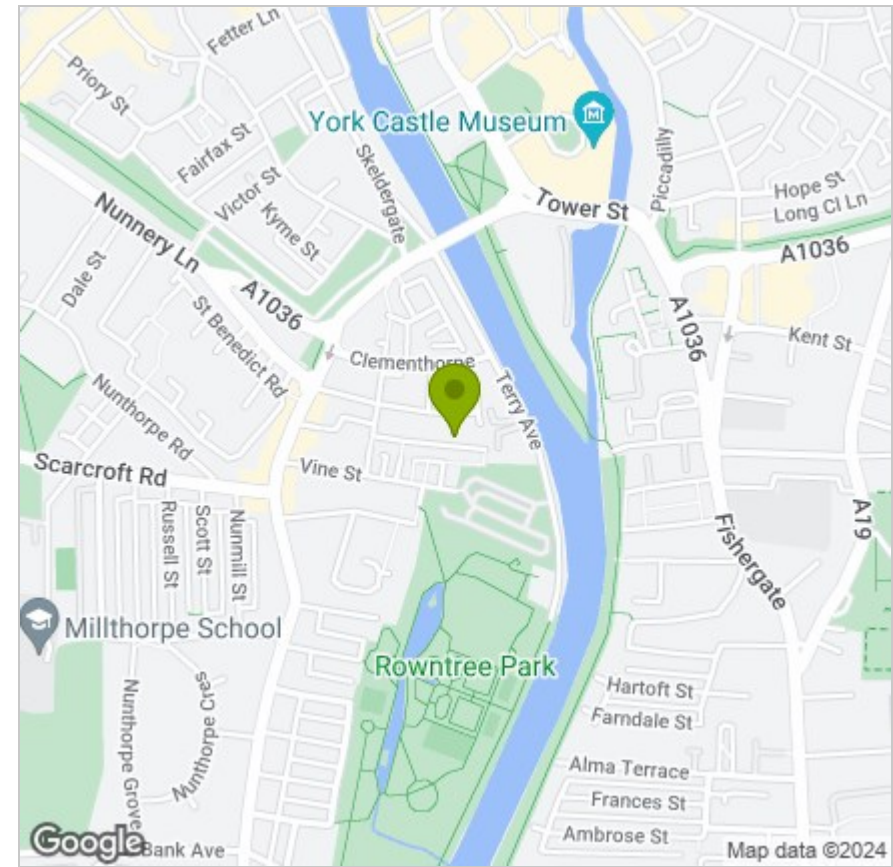
Please call Churchills Estate Agents for further information on the holiday rental returns.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	66	
(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	

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