



29 Aldreth Grove

York, YO23 1LB

Offers In The Region Of £450,000

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NO ONWARD CHAIN! VAST ARRAY OF ORIGINAL FEATURES! VIEWS OVER ROWNTREE PARK! Churchills Estate Agents are delighted to offer for sale this three bedroom mid town house, just off Bishopthorpe Road and convenient for York city centre and the railway station as well as many nearby shops, schools and amenities. The characterful, well cared for property is ready to view and comprises entrance vestibule, entrance hallway, lounge with bay window with views towards Rowntree Park, dining room, kitchen with original range fire, shower/wet room, first floor landing, three bedrooms (two doubles and one single) and a house bathroom. To the outside is a front forecourt and a good size walled rear courtyard with brick store and timber gate to alleyway. An accompanied viewing of this superb home is highly recommended.

Entrance Vestibule

Entrance door, dado rail. Encaustic tiles. Glazed panelled door to;



Entrance Hall

Single panelled radiator, corbels, dado rail, carpeted stairs to first floor. Encaustic tiles. Doors to;



Lounge

uPVC double glazed bay window to front, ceiling coving, picture rail, single panelled radiator, TV point, power points. Carpet.

Dining Room

uPVC double glazed window to rear, picture rail, original cupboard, under stairs cupboard, single panelled radiator, power points. Carpet.



Kitchen

uPVC double glazed window to side, original range fire with surround, pantry cupboard, fitted base units, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, double panelled radiator, power points, wall mounted boiler. Quarry tiles.





Shower/Wet Room

Opaque uPVC double glazed window to side, pedestal wash hand basin, low level WC, double panelled radiator, extractor fan, tiled walls. Tiled flooring.

First Floor Landing

Spindle balustrade, dado rail, cupboards, single panelled radiator, Carpet. Doors to;

Bedroom 1

Two uPVC double glazed windows to front, picture rail, storage cupboard, period style fireplace, single panelled radiator, power points. Carpet.

Bedroom 2

uPVC double glazed window to rear, period style fireplace, single panelled radiator, power points. Carpet.

Bedroom 3

uPVC double glazed window to rear, power points. Carpet.

Bathroom

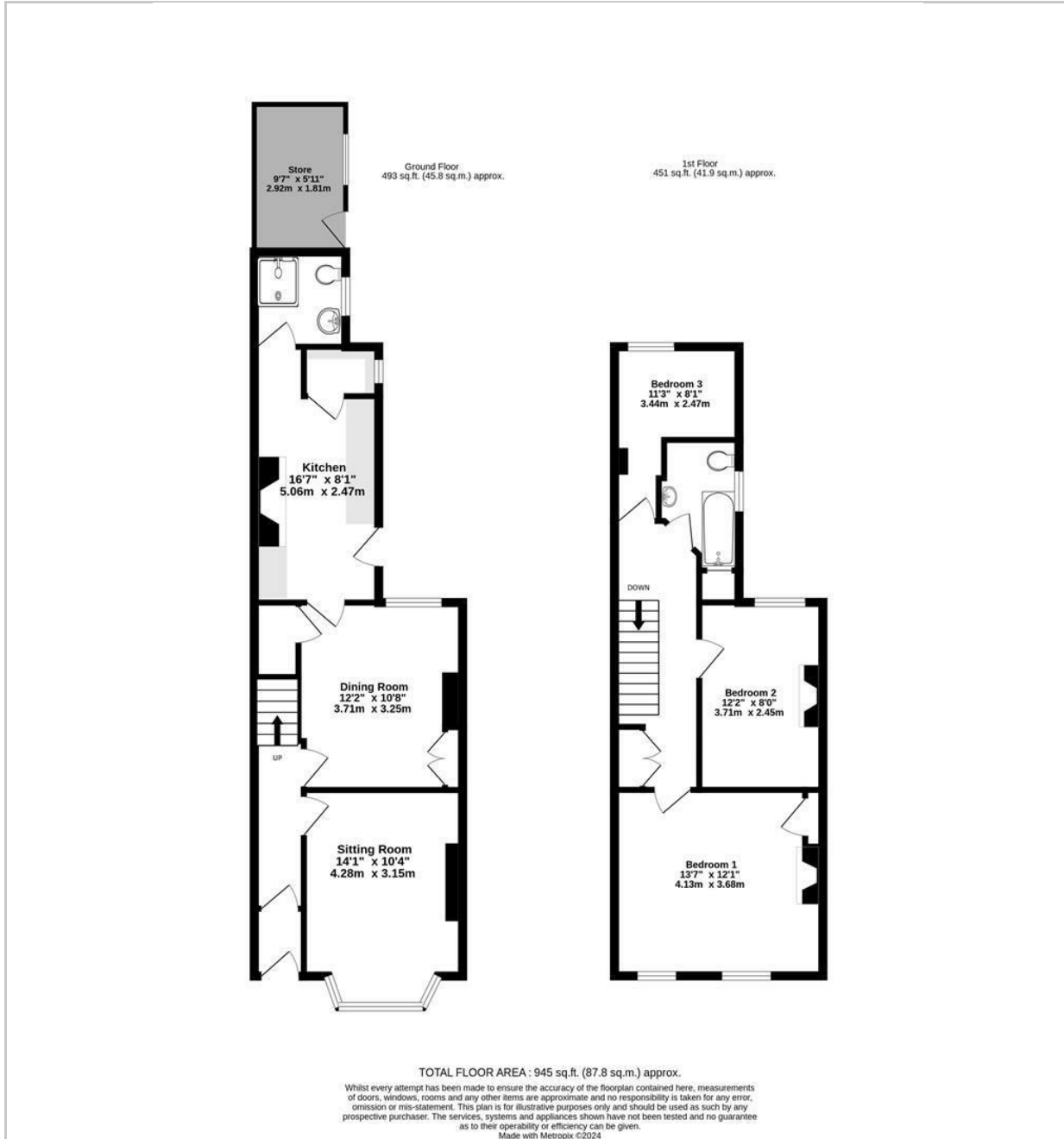
Opaque uPVC double glazed window to side, storage cupboard housing cylinder, pedestal wash hand basin, low level WC. Vinyl flooring.

Outside

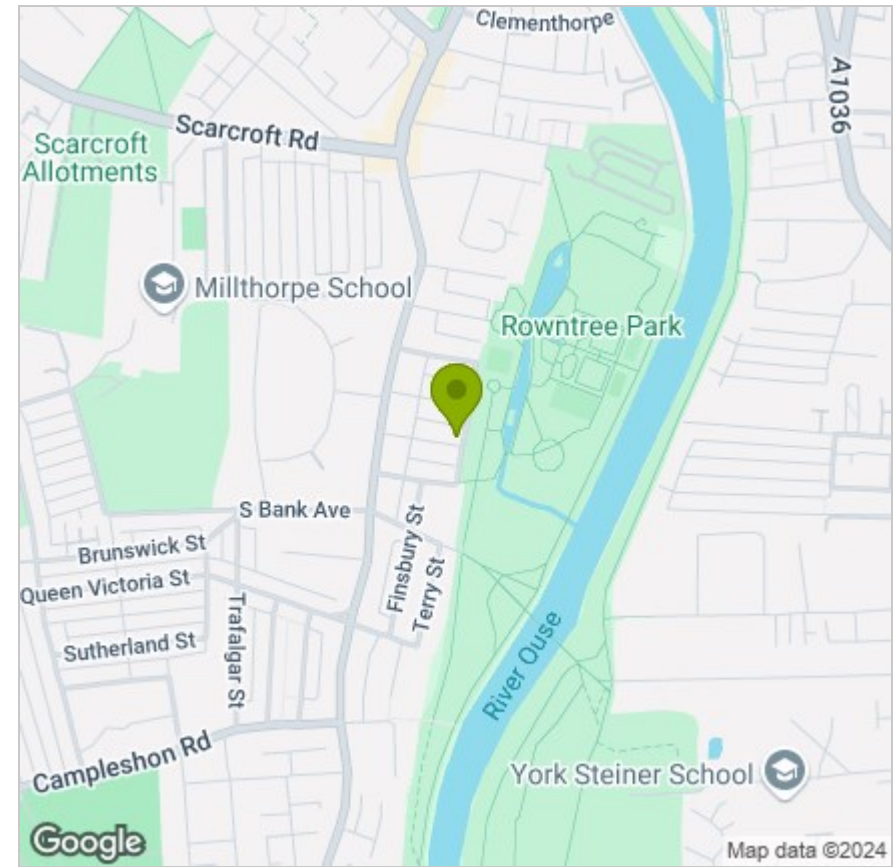
Front forecourt, rear courtyard with brick boundary wall, good size store, gate to service alleyway.



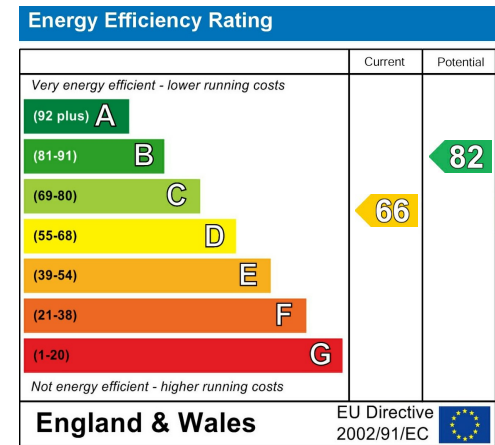
FLOOR PLAN



LOCATION



EPC



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