

LOCATION LOCATION! WALKING DISTANCE INTO THE CITY CENTRE! We as Agents are delighted to offer to the market this period 3 bedroom mid terrace property nestled in this quiet street in a highly sought after location just off Bootham within 10 minutes walking distance of York City Centre and easy access to York Railway Station. The property has been owned by the same family for many years and is well maintained throughout. With the benefit of gas central heating and some sash windows, the property briefly comprises entrance vestibule, leading to entrance hall, lounge with bay window to the front with a fire set in wood surround, dining room with window to rear offering plenty of natural light, breakfast kitchen with a range of fitted wall and base units, stairs lead to first floor galleried landing, three bedrooms, single and a good size family bathroom. Externally the property has a forecourt to the front whilst to the rear is a fully enclosed walled courtyard. An early viewing is highly recommended to appreciate this well proportioned three bedroom period terrace.

Entrance Vestibule

Main entrance door.

Entrance Hall

Coving to ceiling. Tiled flooring

Lounge

Bay window to front, coving to ceiling, picture rail, fire set in wood surround and timber mantle, radiator, TV points, power points. Stripped flooring

Dining Room

Window to rear, coving to ceiling, picture rail, radiator, power points. Stripped flooring







Breakfast Kitchen

Two windows to side and one to rear, range of base and wall mounted units incorporating roll top work surfaces, inset 1 and a 1/2 bowl sink with mixer tap, plumbing for washing machine, electric cooker point, extractor fan, power points,

First Floor Landing

Radiator. Doors to;

Master Bedroom

Window to front, coving to ceiling, radiator, power points, built-in cupboard. Carpet.

Bedroom 2

Sash window to rear, radiator, power points, built-in cupboard. Carpet.

Bedroom 3

Window to rear, radiator, power points, built-in cupboard. Carpet.

Bathroom

Sash window to side, panelled bath, pedestal wash hand basin, low level WC. Vinyl flooring.

Outside

To the front is a walled forecourt whilst to the rear is a fully enclosed walled courtyard.

FLOOR PLAN LOCATION Ground Floor 521 sq.ft. (48.4 sq.m.) approx. 1st Floor 533 sq.ft. (49.5 sq.m.) approx. BOOTHAM Lounge 13'2" x 11'4" Bedroom 1 15'1" x 11'5" 4.01m x 3.46m 4.60m x 3.48m **Dining Room** Museum Gardens Bedroom 2 12'9" x 9'1" 12'9" x 9'1" 3.88m x 2.78m 3.88m x 2.78m 5 National Railway Museum York Railway Museum Road Train Illiam Rose St Rose Ln. York (YRK) * Map data @2024 **Energy Efficiency Rating** Breakfast Kitchen 21'7" x 7'11" Potential 6.58m x 2.40m

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(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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Bedroom 3

12'10" x 8'4" 3.91m x 2.54m

TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footplan contained here, measurements of doors, wifedows, rooms and any other lems are approximate and not responsibility in the responsibility as these for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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