



21 Sycamore Terrace*
York, YO30 7DN
Offers Over £440,000

LOCATION 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

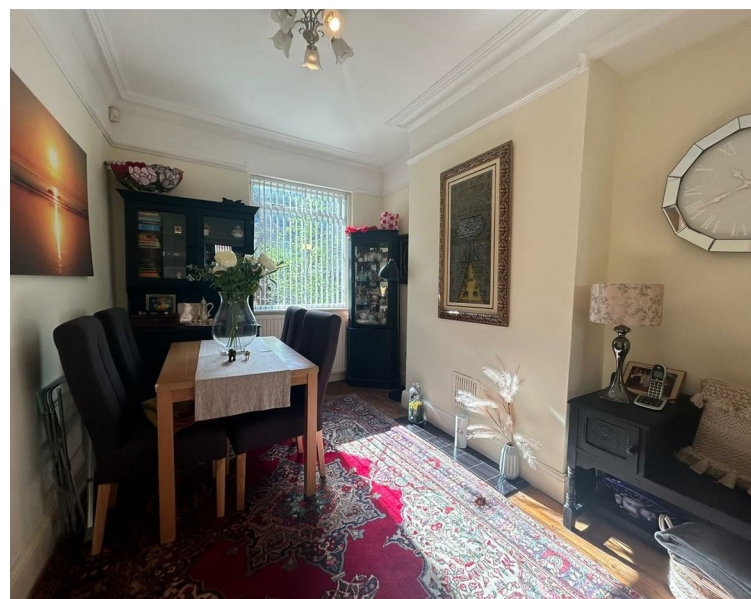
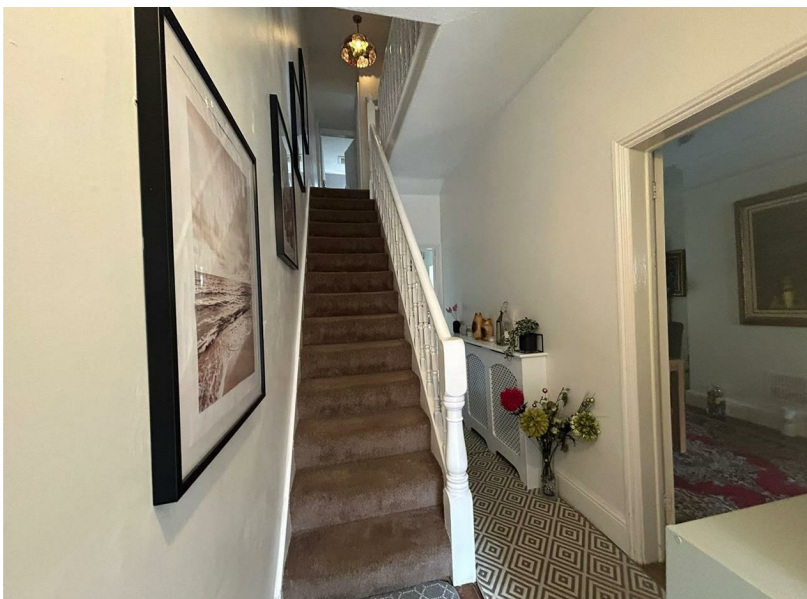
Window to rear, radiator, power points, built-in cupboard. Carpet.

Bathroom

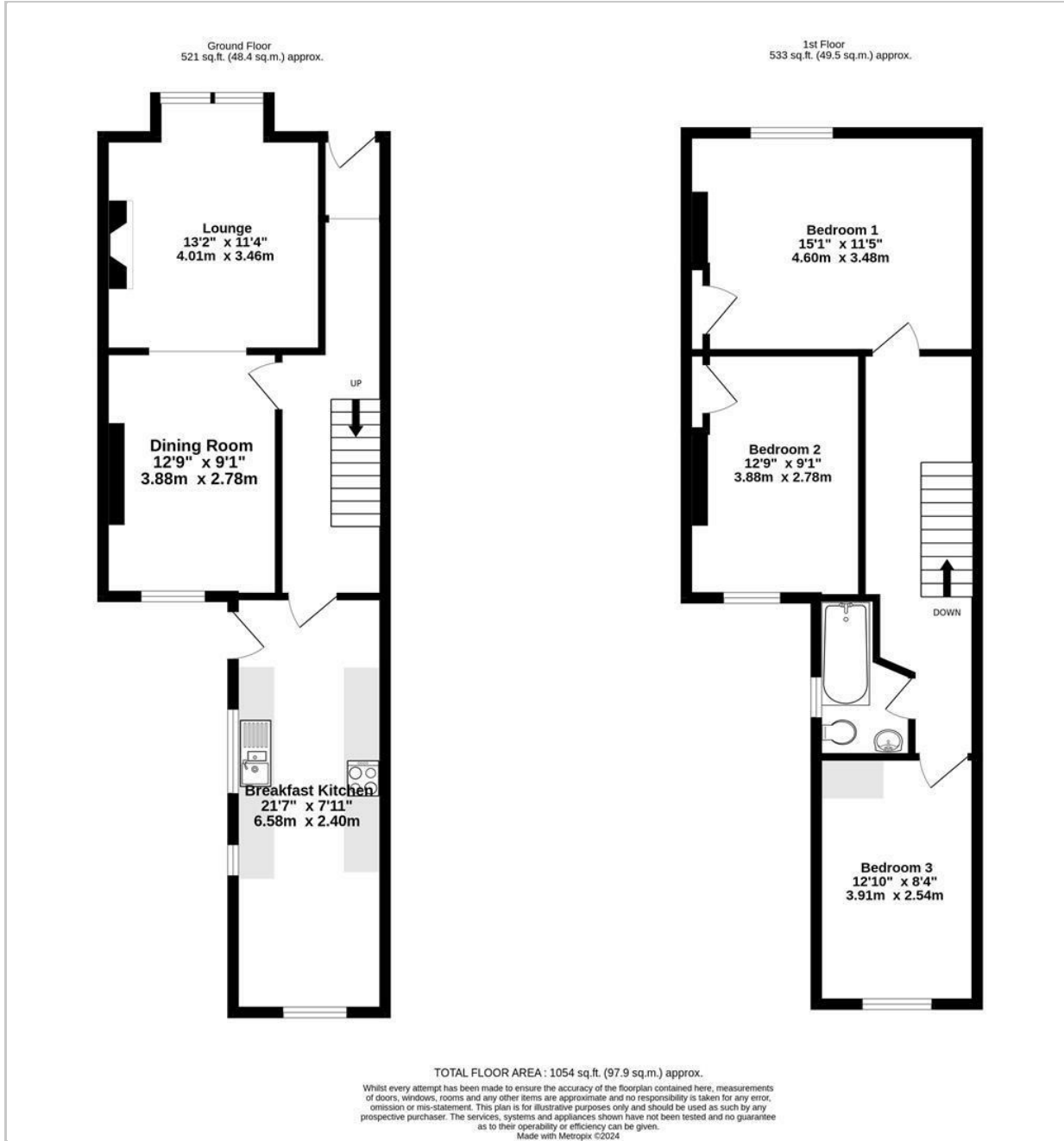
Sash window to side, panelled bath, pedestal wash hand basin, low level WC. Vinyl flooring.

Outside

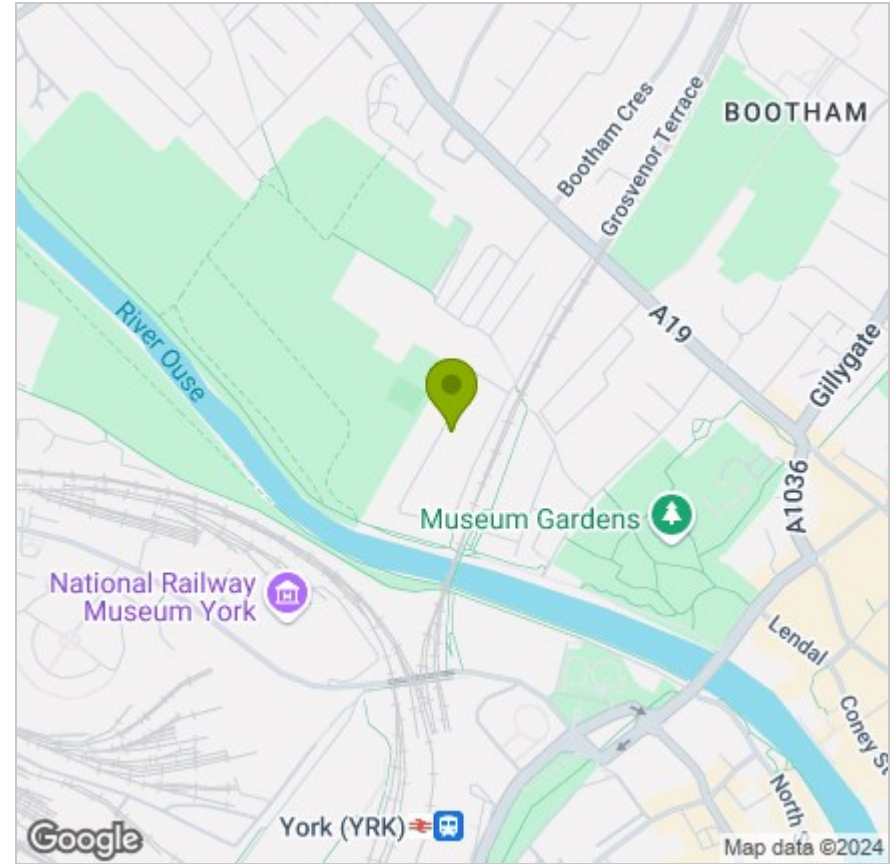
To the front is a walled forecourt whilst to the rear is a fully enclosed walled courtyard.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		52	
(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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