



35 Hampden Street, York, YO1 6EA

£325,000



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NO ONWARD CHAIN! IN THE CITY WALLS! Situated within this fabulous location of Bishophill, convenient for York's independent shopping streets, restaurants and attractions as well as only a short distance to the railway station. Churchills Estate Agents are delighted to offer for sale this bright and spacious two bedroom period mid terrace comprising entrance hallway, lounge with original range style fire, breakfast kitchen with fitted units, first floor landing, two good size bedrooms and a three piece bathroom suite. To the outside is a rear walled courtyard. An internal viewing is strongly advised.

## Description

### Entrance Vestibule

Entrance door, carpeted stairs to first floor. Laminate flooring.

### Lounge

uPVC window to front, original range style fire, storage cupboards, under stairs cupboard, electric night storage heater, power points. Laminate flooring.

### Kitchen/Dining Room

Double glazed sliding doors onto courtyard, fitted base units comprising sink and draining board, tiled walls, electric night heater, power points. Tiled flooring.

### First Floor Landing

Loft access, electric night heater. Carpet. Doors to;

### Bedroom 1

uPVC window to front, period fireplace, storage cupboard, electric night heater, power points. Carpet.

### Bedroom 2

Timber framed window to rear, electric night heater, power points. Carpet.

### Bathroom

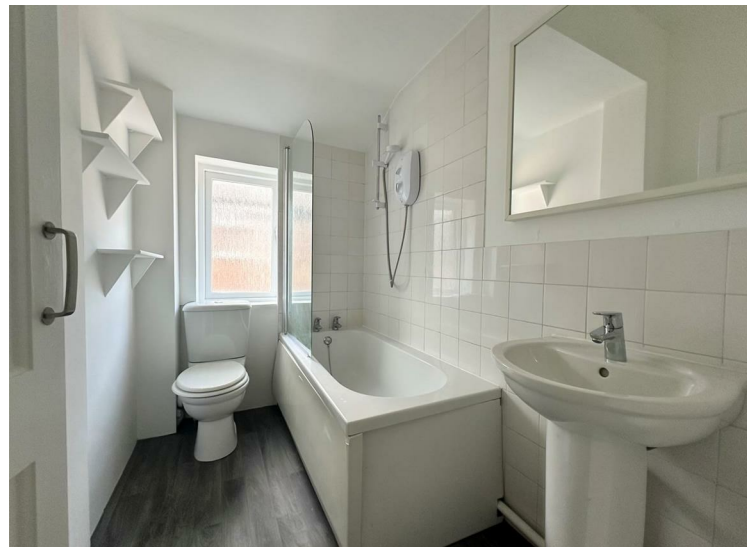
Opaque window to rear, panelled bath with electric shower over, pedestal wash hand basin, low level WC. Vinyl flooring.

### Outside

Paved courtyard with brick boundary wall.

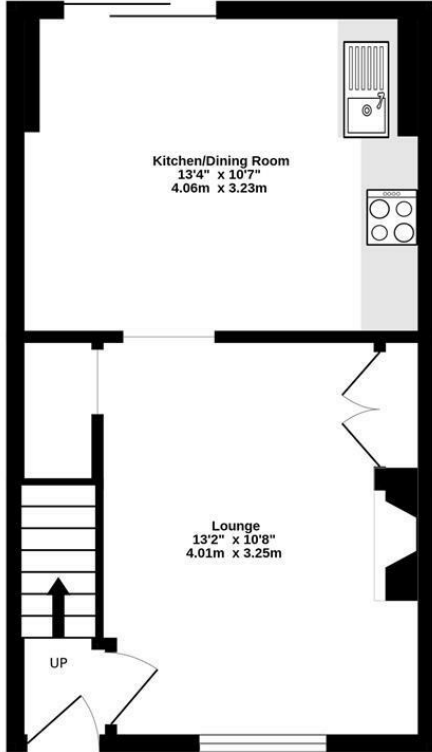
## Features

- No Onward Chain
- Two Bedroom
- Sought After Location within the City Walls
- Close To York City Centre & The Railway Station
- Some Original Features
- Council Tax Band C
- EPC D57

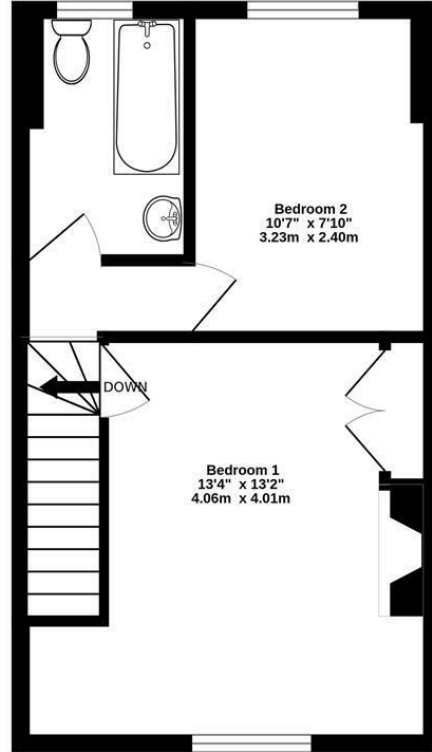


# FLOOR PLAN

Ground Floor  
306 sq.ft. (28.4 sq.m.) approx.



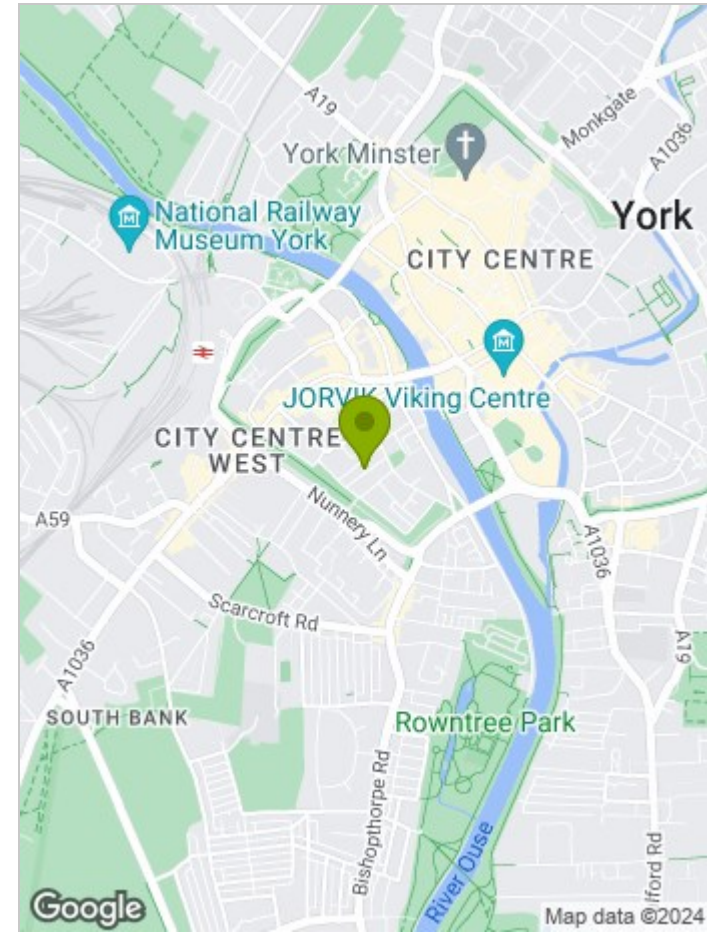
1st Floor  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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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