



30 Moss Street
York, YO23 1BR
£375,000

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NO FORWARD CHAIN! A Highly impressive and extended two double bedroom mid terraced house within this sought after location just off Blossom Street and moments away from York's historic city walls, railway station as well as nearby Bishopthorpe Road shopping parade and popular schools. This distinctive and well cared for property is suited to a range of buyers offering good sized rooms with a versatile layout, double glazing and gas central heating. It fully comprises; entrance hallway with encaustic tiles, through lounge/dining room, fitted kitchen, ground floor three piece shower room, superb garden studio within the extension having potential for a third bedroom, first floor galleried landing, two first floor double bedrooms, (largest being 16'4 x 11'3), and three piece bathroom suite. To the outside is a walled rear courtyard with shared side alley way for access. An internal viewing of this superb property is highly recommended.

Entrance Hallway

UPVC entrance door, encaustic tiles, double panelled radiator

Stairs

With carpet runner to first floor

Lounge

Two UPVC windows to front, gas fire with surround, ceiling rose, coving, picture rail, oak flooring, double panelled radiator, power points

Dining Area

UPVC window to rear, oak flooring, understairs cupboard, single panelled radiator, fitted storage, ceiling rose, picture rail, power points





Kitchen

UPVC window to the side, door to courtyard, fitted wall and base units with countertop, built in gas hob and electric oven, space and plumbing for appliances, sink and draining board with mixer tap, wall mounted gas combination boiler, power points, recessed spotlights

Shower Room

Complete with Velux Rooflight, walk in mains shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, towel radiator

Garden Studio

Bi-fold doors onto rear courtyard, velux rooflight, double panelled radiator, laminate flooring, spotlights and power points

First Floor Landing

UPVC window to side, carpeted floor, power points, loft access hatch

Bedroom 1

Two double glazed windows to front, built in storage cupboard, double panelled radiator, exposed timber floor boards, power points, dado rail and ceiling rose

Bedroom 2

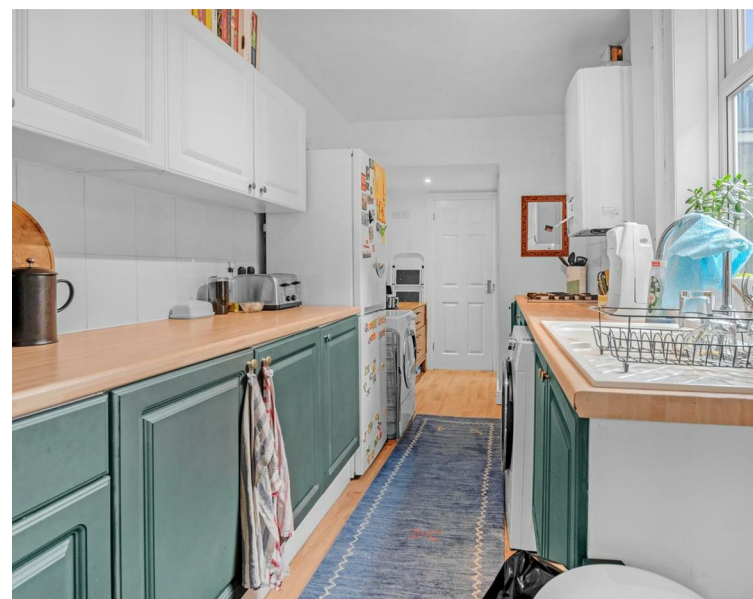
UPVC window to rear, exposed timber floor boards, single panelled radiator, power points, picture rail

House Bathroom

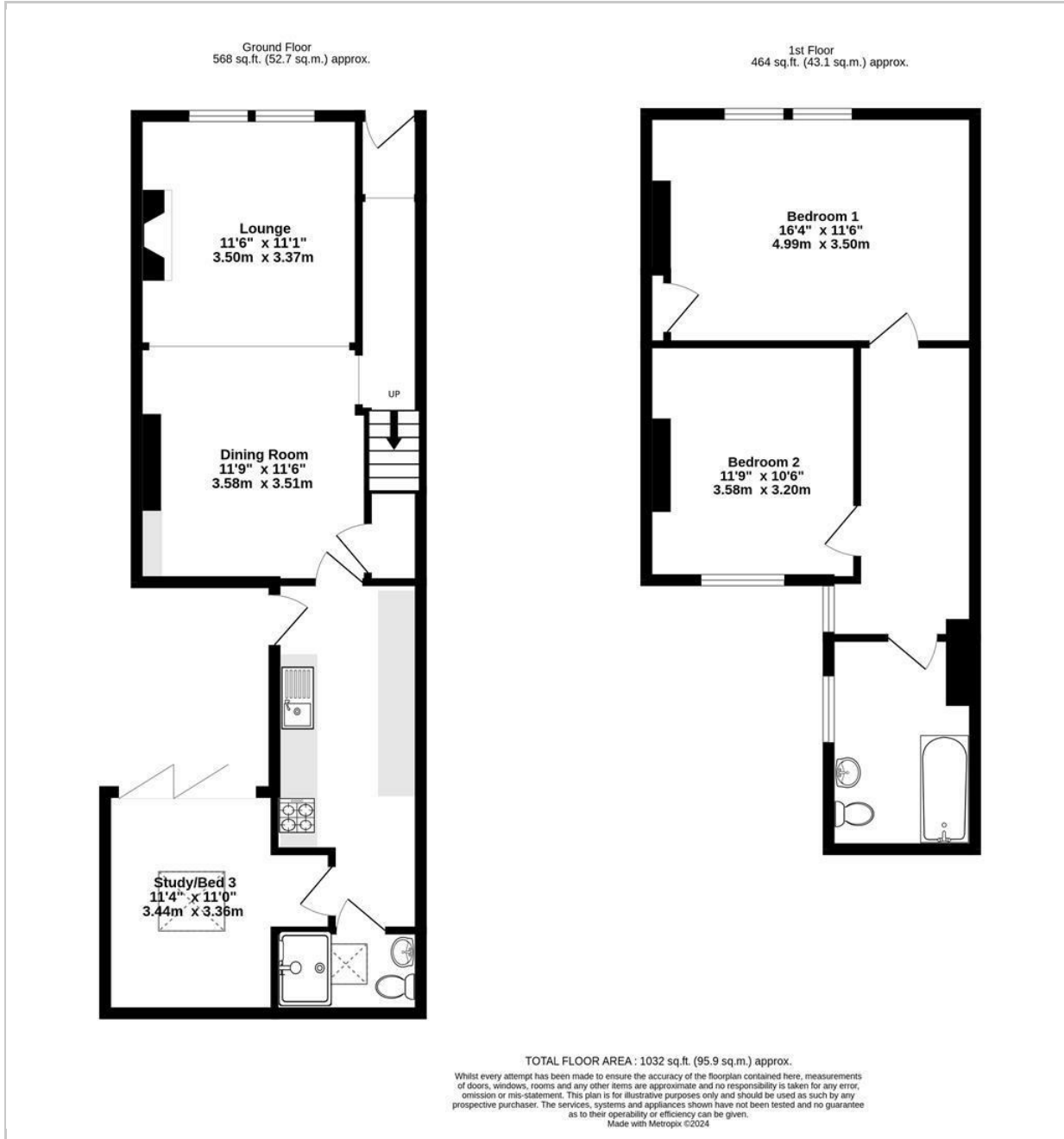
Opaque window to side, low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower over, double panelled radiator, vinyl flooring

Outside

Shared alley way, courtyard with brick boundary wall, gate to shared access



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
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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