



64 Lower Ebor Street
York, YO23 1AY
Guide Price £325,000

A superb two double bedroom mid terrace house with delightful rear courtyard. Located moments away from Bishopthorpe Road shopping parade, Rowntree Park, York city centre and the railway station this terrific property has been updated and maintained by the current Vendors to a very high standard throughout with the added benefit of uPVC double glazing and modern gas central heating. The bright and airy living accommodation comprises lounge, breakfast kitchen, rear hallway, first floor landing, two double bedrooms and a three piece shower room. To the outside is a good size rear landscaped courtyard with brick store and gate to alleyway. An internal viewing is highly recommended.

Lounge

Composite entrance door, ornate coving, uPVC double glazed window to front, column radiator, TV point, power points. Engineered wood flooring.

Dining Kitchen

uPVC double glazed window to rear, fitted wall and base units incorporating Quartz counter tops, inset one and a half stainless steel sink with mixer tap, built-in fridge freezer, eye level double oven, hob, freestanding washing machine, power points, column radiator. Luxury vinyl flooring.

Rear Hallway

Composite door to courtyard, column radiator, wall mounted gas combination boiler, carpeted stairs to first floor. Luxury vinyl flooring.

First Floor Landing

Power points. Carpet. Doors to;

Bedroom 1

uPVC double glazed window to front, column radiator, power points, fitted storage. Engineered wood flooring.





Bedroom 2

uPVC double glazed window to rear, column radiator, power points. Engineered wood flooring.

Shower Room

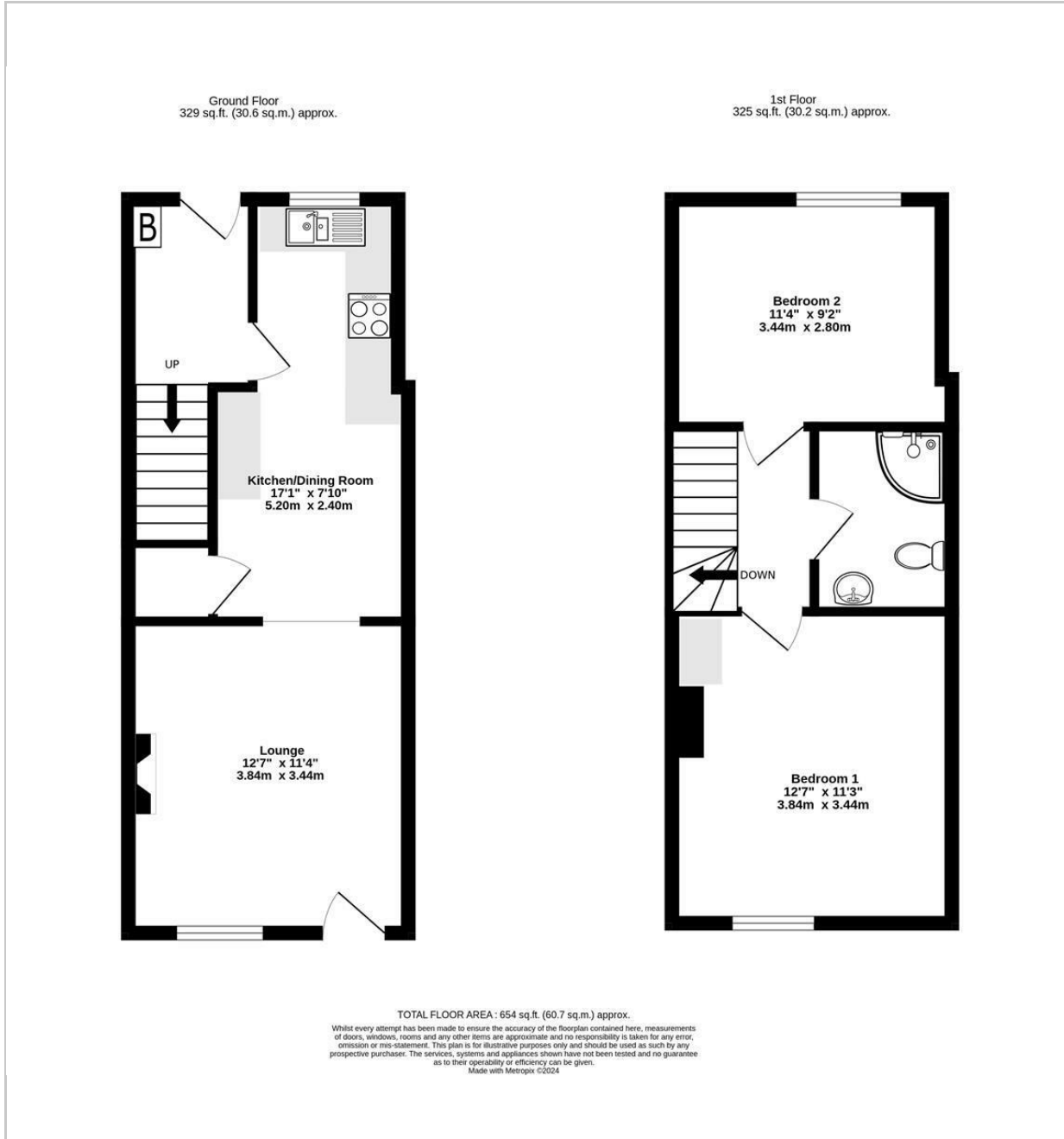
Opaque uPVC double glazed window to side, walk-in shower cubicle, pedestal wash hand basin, low level WC, towel rail/radiator, tiled walls, extractor fan. Vinyl flooring.

Rear Courtyard

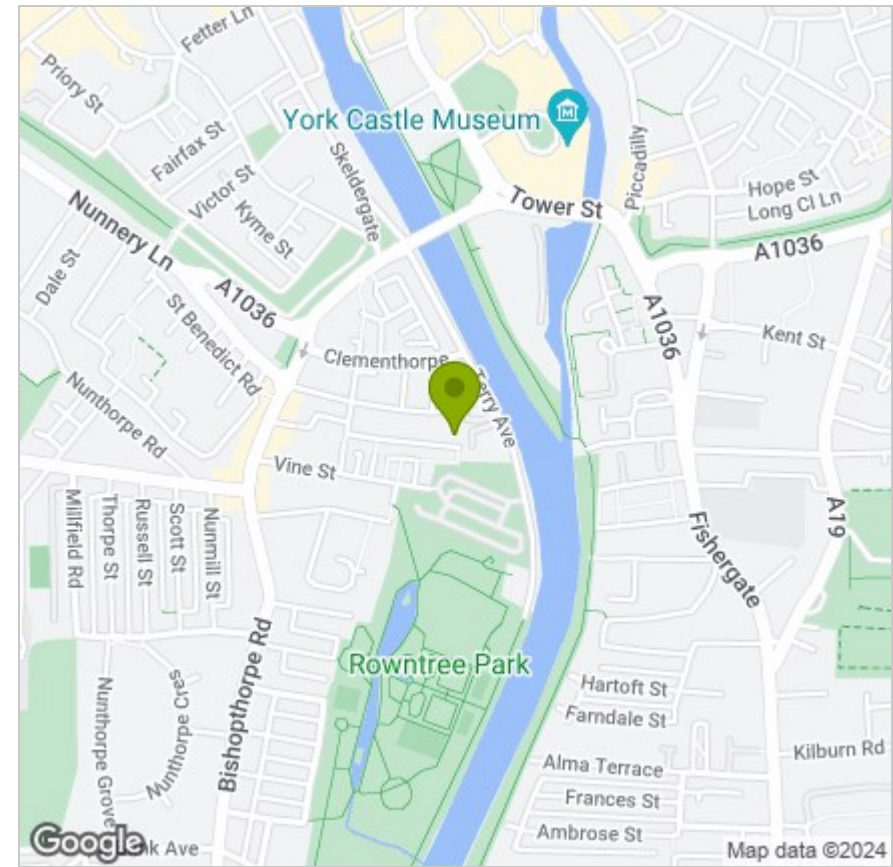
Landscaped courtyard with paving, raised borders, outside tap, brick store and gate to service alleyway.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.