

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.

















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 1st Floor 325 sq.ft. (30.2 sq.m.) approx. York Castle Museum Ground Floor 329 sq.ft. (30.6 sq.m.) approx. Hope St Long CI Ln Tower St A1036 Kent St Bedroom 2 C/ementhorp 11'4" x 9'2" 3.44m x 2.80m Vine St Millfield Rd Russell St Thorpe St Scott St Kitchen/Dining Room 17'1" x 7'10" 5.20m x 2.40m Bishopthorpe Rd Rowntree Park Tunthorpe Cres Hartoft St Nunthorpe Gro Famdale St Kilburn Rd Alma Terrace Frances St. Coolbak Ave Ambrose St Map data @2024 Lounge 12'7" x 11'4" **Energy Efficiency Rating** Bedroom 1 12'7" x 11'3" Potential 3.84m x 3.44m Very energy efficient - lower running costs **EPC** (92 plus) A 87 72 (69-80) (55-68) (39-54) TOTAL FLOOR AREA: 654 sq.ft. (60.7 sq.m.) approx. (21-38) Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their opesability or efficiency can be given. Made with Metogotor, 60204. G

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Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC