




73 Fenwick Street
York, YO23 1JR
Offers Over £300,000

3 1 1 

NO FORWARD CHAIN! HIGHLY REGARDED LOCATION! We as agents are delighted to offer to the market this 3 bed end of terrace nestled at the top of this quiet cul-de-sac location a stones throw from the ever popular "Bishy Road" and its array of cafes and amenities. The interior briefly comprises: Bright and spacious entrance hall, living room with large bay to front offering plenty of natural light, a dining kitchen and pantry complete the ground floor accommodation. Carpeted stairs lead to the first floor galleried landing, two double bedrooms and a single bedroom as well as a family bathroom. An early viewing is highly recommended on what always proves to be a popular location and style of property!

Entrance Hall

uPVC window to front, double panelled radiator, stairs to first floor. Tiled flooring.

Living Room

uPVC window to front, ceiling rose, double panelled radiator, power points. Cork tiles.

Kitchen

Two uPVC windows to rear, wall and base units, stainless steel sink and draining board, plumbing for washing machine, double panelled radiator, built-in shelved storage, pantry, wall mounted gas combination boiler.

Landing

Loft access. Carpet. Doors to;

Master Bedroom

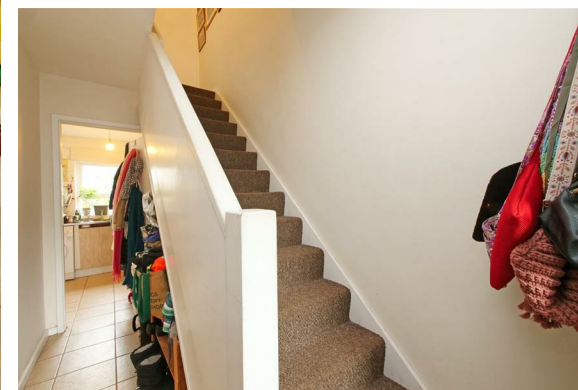
uPVC window to rear, double panelled radiator, power points. Carpet.

Bedroom 2

uPVC window to front, double panelled radiator, power points. Exposed wooden floorboards.

Bedroom 3

uPVC window to front, power points. Carpet.





Bathroom

uPVC window to rear, bath with electric shower over, wash hand basin, double panelled radiator. Vinyl flooring.

Separate WC

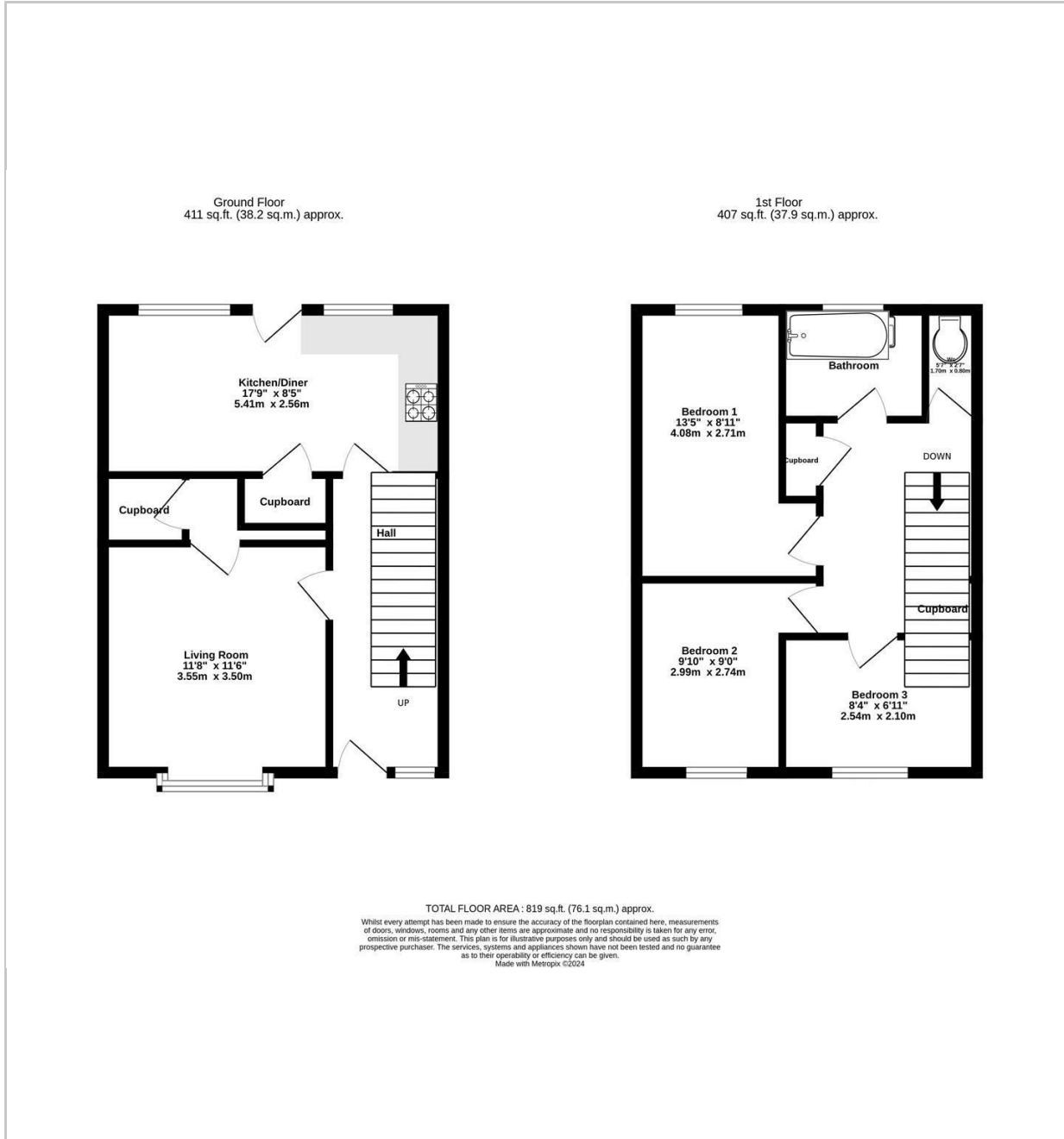
Low level WC. Wooden flooring.

Outside

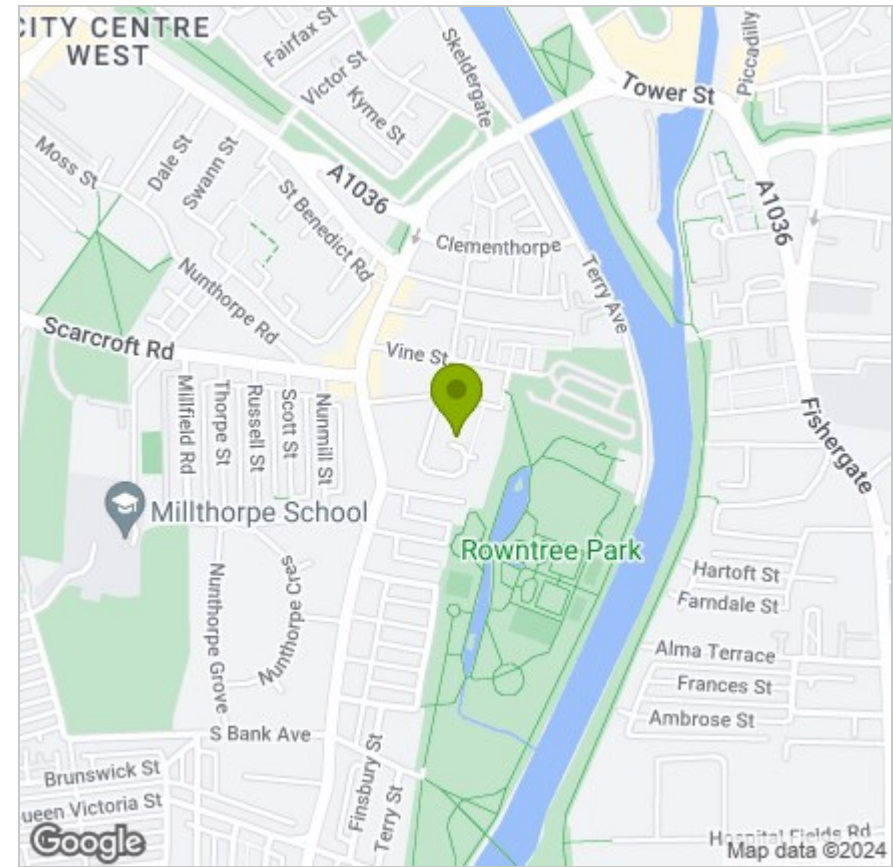
To the rear is garden with mature trees and shrubbery, brick built storage shed and timber fence surround.



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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