

Welcome to this charming 5 bedroomed townhouse located on Vyner Street, just off the sought-after Haxby Road. Currently operating as a successful rental property, this townhouse presents a fantastic investment opportunity for those looking to expand their property portfolio. Whether you are looking for a new family home or an investment property, this townhouse on Vyner Street is definitely worth considering.

### **Entrance Hall**

uPVC entrance door, single panelled radiator. Carpet. Door to;

# **Bedroom 1/Reception Room**

uPVC bay window to front, ceiling coving, single panelled radiator, power points. Carpet.

# **Sitting Room**

uPVC window to rear, under stairs cupboard, single panelled radiator, power points. Carpet.

### Kitchen

uPVC window and door to side, fitted wall and base units, one and a half stainless steel sink and drainer, built-in electric oven and hob, wall mounted gas combination boiler, space and plumbing for appliances, power points. Vinyl flooring.

### **Rear Hall**

uPVC door onto courtyard. Vinyl flooring.

# WC/Cloaks

Wash hand basin, low level WC, single panelled radiator. Vinyl flooring.

### **Shower Room**

Opaque window to rear, walk-in shower cubicle, wash hand basin, low level WC, double panelled radiator. Vinyl flooring.

# **First Floor Landing**

uPVC window to side, power points. Carpet. Doors to;









### Bedroom 2

uPVC window to front, fitted cupboard, double panelled radiator, power points. Carpet.

### Bedroom 3

uPVC window to rear, fitted cupboard, single panelled radiator, power points. Carpet.

# Bedroom 4

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

# **Second Floor Landing**

Velux window. Carpet. Door to;

# Bedroom 5

Velux's to front and rear, eaves storage area, power points. Carpet.

# Outside

Front forecourt. Rear walled courtyard with metal storing shed, paved area and gate to service alley way.

### **LOCATION FLOOR PLAN** CLIFTON Hambleton Terrace Wigginton Kitchener St 2nd Floor 221 sq.ft. (20.5 sq.m.) approx Ground Floor 561 sq.ft. (52.1 sq.m.) approx. 1st Floor 475 sq.ft. (44.1 sq.m.) approx. Rose St Ratcliffe St Huntington Rd Ro Bedroom 2 York Hospital 70 Bedroom 3 13'2" x 9'7" Sitting Room 13'2" x 11'5" Bedroom 5 5.41m x 3.79m BOOTHAM York St John Google Map data @2024 University **Energy Efficiency Rating** Bedroom 2 Potential 14'6" x 11'9" Reception/Bed 1 4.42m x 3.59m Very energy efficient - lower running costs 13'7" x 11'5" **EPC** (92 plus) A 83 (69-80) 60 (55-68) TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, wordows, rooms and any other tiems are approximate and on expossibility aliase for one prefix of properties of the (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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