






15 Vyner Street  
York, YO31 8HR  
Guide Price £485,000

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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;

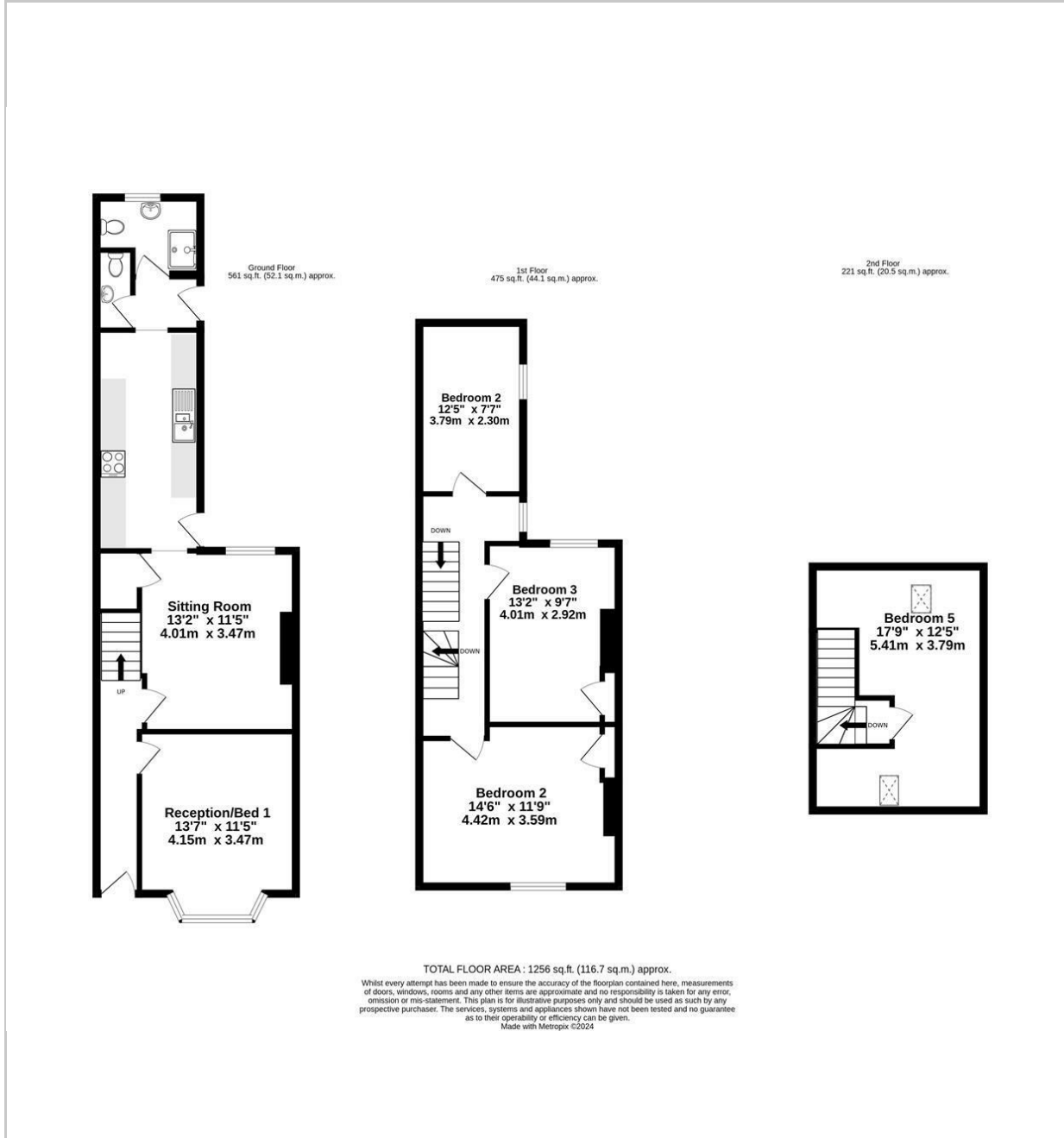
**Bedroom 5**

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

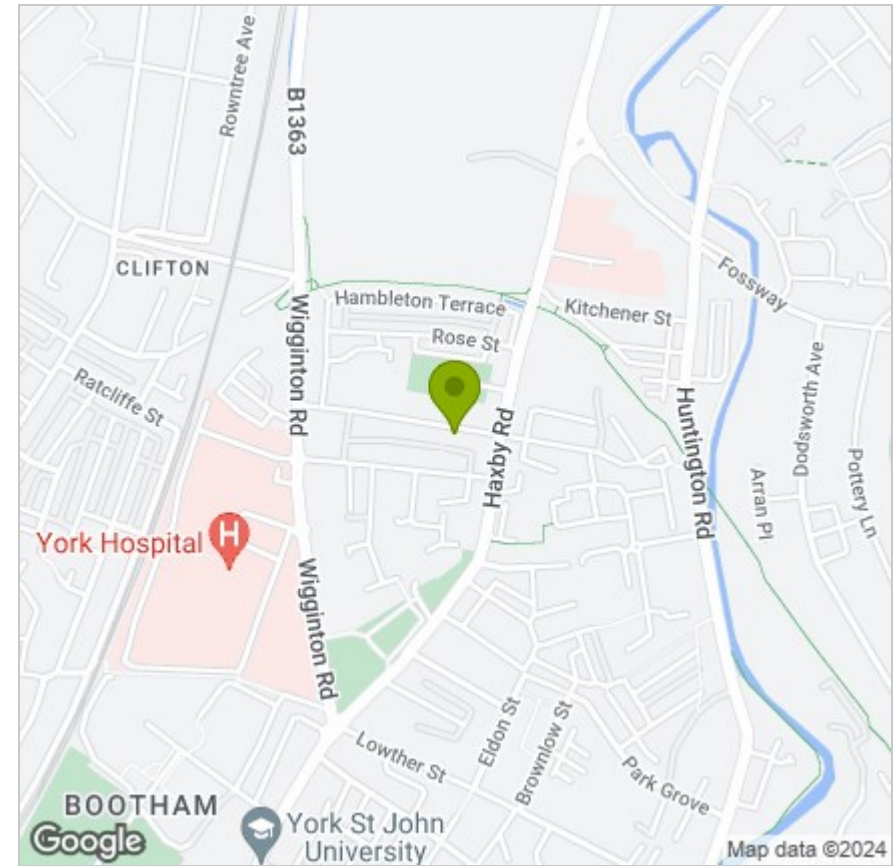
**Outside**

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

# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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