



13 Farndale Street  
York, YO10 4BR  
Guide Price £350,000

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A STUNNING TWO BEDROOM PERIOD TERRACED HOUSE WITH ADDITIONAL LOFT AND A SUNNY SOUTH FACING REAR COURTYARD. Located within this highly desirable and quiet residential street, just off Fishergate and only a short walk alongside the river Ouse into York city centre, conveniently positioned for local shops, schools and amenities. This superb property has been updated and maintained by the current vendors to an exceptionally high standard throughout offering ample original features yet with modern additions. It fully comprises good sized lounge, spacious dining kitchen, first floor landing, two first floor double bedrooms, four piece house bathroom suite and an additional 13ft loft accessed via a fixed wooden stair. To the outside is a south facing rear walled courtyard with brick store with power & lighting as well as a gate to the shared alleyway. An internal viewing of this quality property is highly recommended.

**Lounge**

Entrance door, slide sash window to front, period fireplace with surround, double panelled radiator, power points. Carpet. Door to;

**Dining Kitchen**

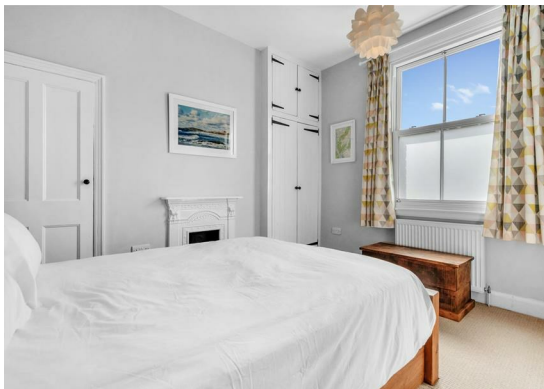
Two slide sash windows to rear, door to courtyard, fitted wall and base units with oak counter tops, inset sink and draining board with mixer tap, built-in electric oven and gas hob, cupboard housing wall mounted gas combination boiler, stairs to first floor, column radiator, power points. Tiled flooring.

**First Floor Landing**

Fixed staircase to loft room, power points. Carpet. Doors to;

**Bedroom 1**

Slide sash window to rear, period fireplace, fitted wardrobes, storage cupboard, double panelled radiator, power points. Carpet.







### **Bedroom 2**

Slide sash window to front, period fireplace, storage cupboard, double panelled radiator, power points. Carpet.

### **Bathroom**

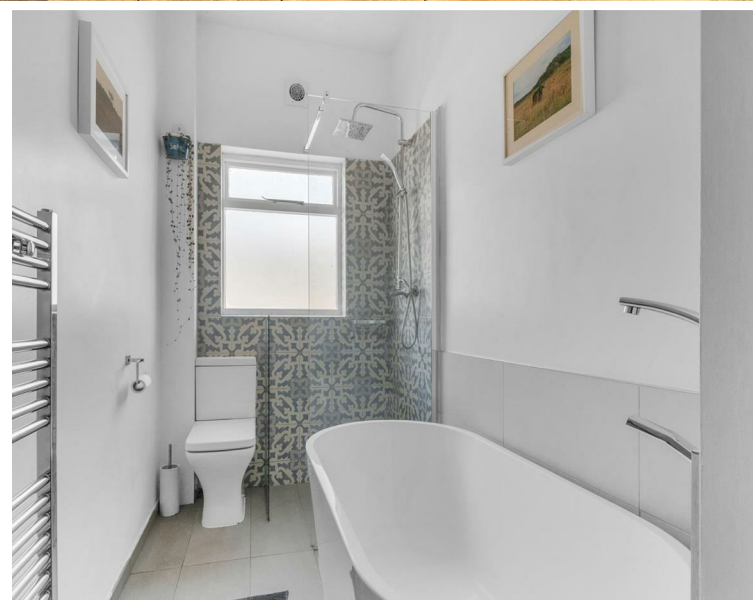
Opaque window to front, feature freestanding bath with floor mounted mixer tap, walk-in shower cubicle, wash hand basin, low level WC, towel rail/radiator, extractor fan. Tiled flooring.

### **Loft**

Two roof lights to rear, eaves storage, double panelled radiator, power points. Carpet.

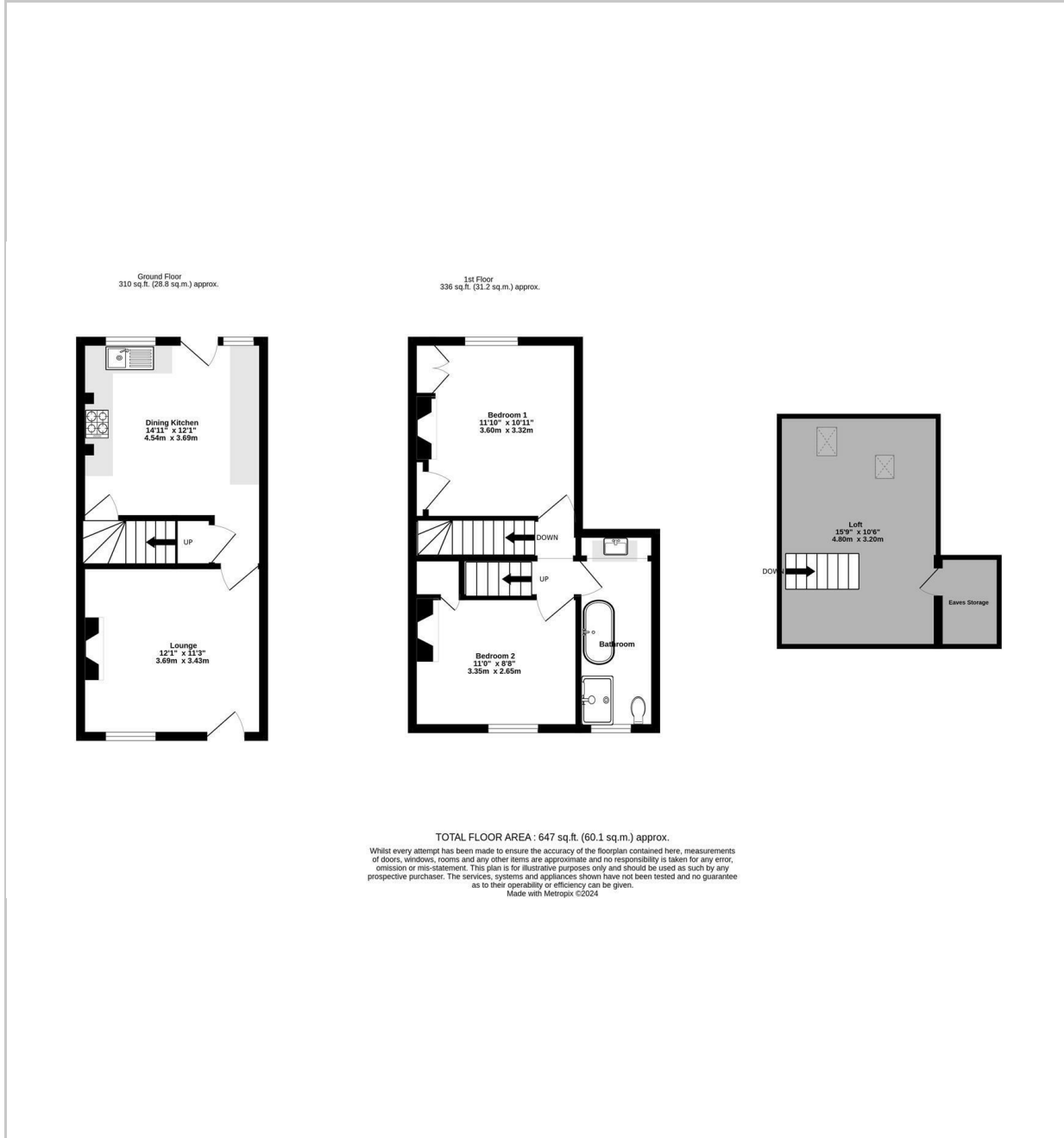
### **Outside**

Paved south facing courtyard with brick store, flower borders and side alleyway for access.

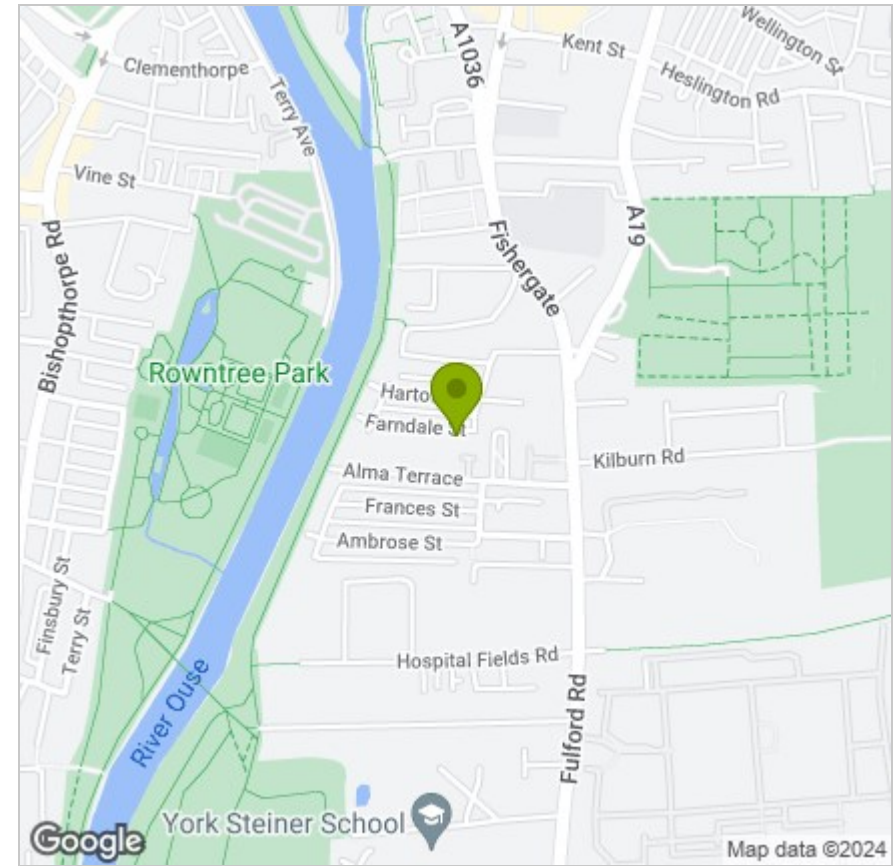




# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

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