





31 Lower Darnborough Street  
York, YO23 1AR  
Guide Price £340,000

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**SOUGHT AFTER STREET CLOSE TO THE CITY CENTRE - SOUTH FACING COURTYARD** - Churchills Estate Agents are delighted to offer for sale this two double bedroom period mid terrace home in this central and highly desirable location of Clementhorpe, conveniently located for easy access to the railway station, Bishopthorpe Road and York's historic city walls. This spacious home has been upgraded to a very high standard throughout and has the added benefit of uPVC double glazing and gas central heating. It comprises entrance hallway, lounge, dining room with uPVC French doors onto courtyard, fitted kitchen, first floor galleried landing, two double bedrooms and fabulous three piece house bathroom. To the outside is a pretty rear walled courtyard with gate to service alley. An internal viewing of this superb home is highly recommended.

### Entrance Hall

Composite entrance door, carpeted stairs to first floor, power points. Laminate flooring.

### Lounge

10'6 x 10'1 (3.20m x 3.07m)  
uPVC window to front, ceiling coving, double panelled radiator, TV point, power points. Laminate flooring.

### Dining Room

12'6 x 10'5 (3.81m x 3.18m)  
uPVC double glazed French doors to courtyard, under stairs cupboard, double panelled radiator, power points. Laminate flooring.

### Kitchen

10'4 x 6'9 (3.15m x 2.06m)  
uPVC window to side, fitted wall and base units with counter tops, one and a half stainless steel sink and draining board with mixer tap, space and plumbing for appliances, integrated slimline dishwasher, double panelled radiator, power points. Laminate flooring.





### First Floor Landing

Power points. Carpet. Doors to;

### Bedroom 1

14' x 10'1 (4.27m x 3.07m)

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

### Bedroom 2

12' 5 x 8'10 (3.66m 1.52m x 2.69m)

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

### Bathroom

10'4 x 6'11 (3.15m x 2.11m)

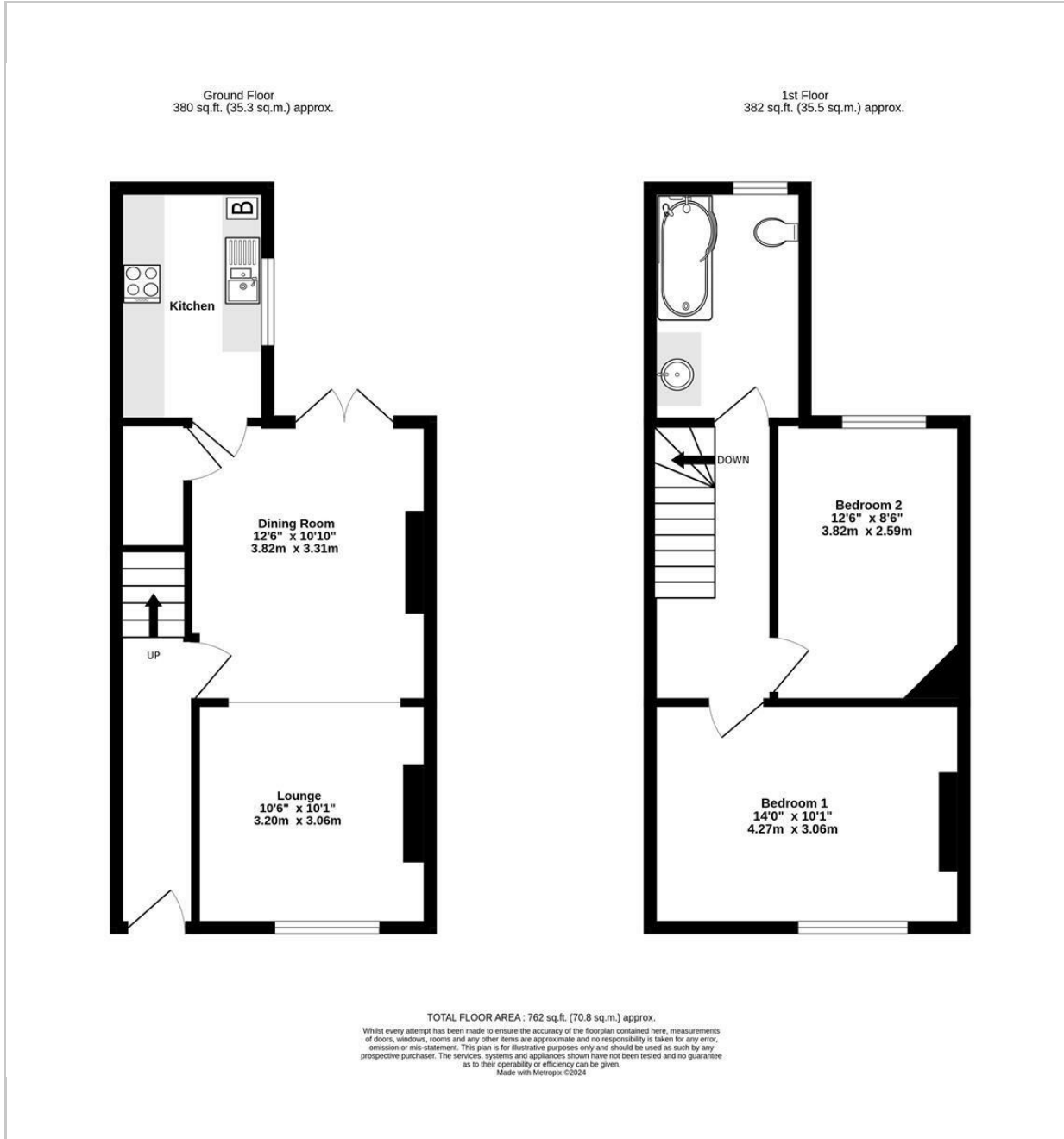
Opaque uPVC window to rear, P-shaped bath with mains shower over, wash hand basin, low level WC, double panelled radiator, space and plumbing for freestanding washing machine. Laminate flooring.

### Outside

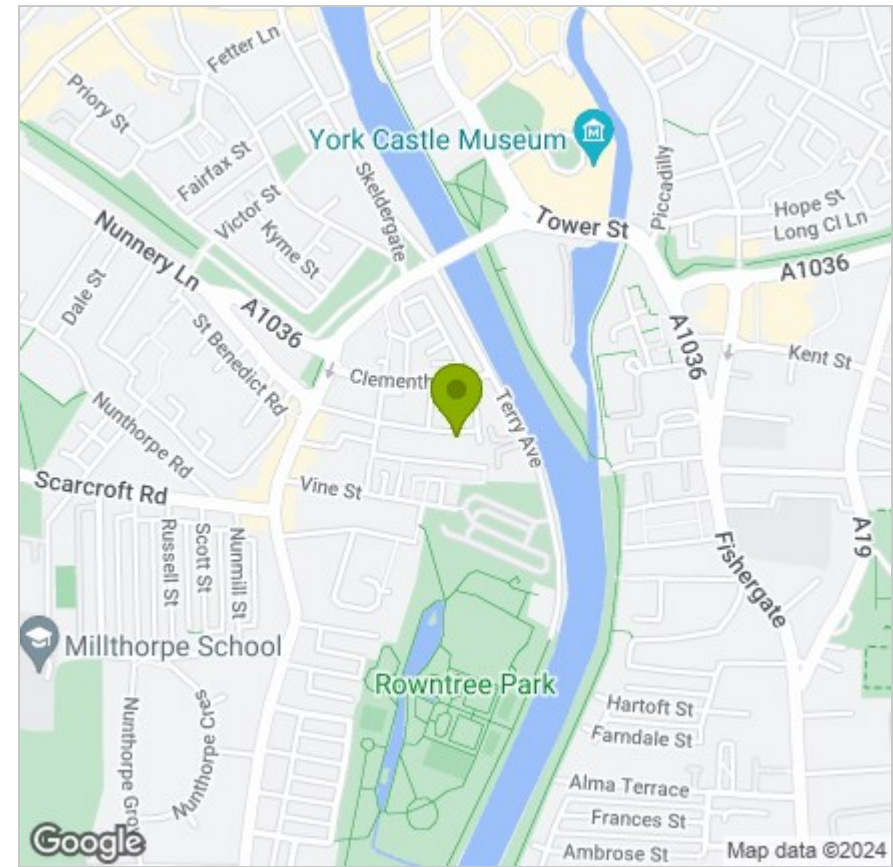
Rear walled courtyard with timber decked area, outside tap and gate to service alleyway.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</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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