



13 Murray Street  
York, YO24 4JE  
Guide Price £475,000

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**STUNNING FOUR BEDROOM END OF TERRACE ! LARGER THAN AVERAGE! SOUGHT AFTER HOLGATE LOCATION!**  
 Conveniently located for York city centre and Acomb Front Street as well as easy access to the railway station, West Bank park and popular schools. We are delighted to offer for sale this quality, period property updated and maintained by the current owners to an exceptionally high standard throughout with bright and spacious rooms. It fully comprises entrance vestibule, entrance hallway, lounge with bay window and feature log burner, sitting/dining room, 17' breakfast kitchen, utility room, cloaks/WC, first floor galleried landing, two double bedrooms and one generous single/study, three piece house bathroom, second floor landing and a 16' bedroom with storage. To the outside is a front forecourt whilst to the rear is a lovely walled courtyard with useful alleyway access. An early accompanied viewing is strongly recommended.

**Entrance Vestibule**  
 Entrance door. Tiled flooring.

**Entrance Hallway**  
 Corbels, dado rail, recessed spotlights, under stairs cupboard, carpeted stairs to first floor, two radiators, power points. Hardwood flooring.

**Lounge**  
 uPVC bay window to front, log burner with period surround, ceiling rose, coving, picture rail, double panelled radiator, TV point, power points. Hardwood flooring.

**Dining/Sitting Room**  
 Ceiling rose, coving, picture rail, double panelled radiator, power points. Hardwood flooring. Double doors to;

**Breakfast Kitchen**  
 uPVC window to rear, coving, recessed spotlights, dual fuel range cooker, wall and base units with one and a half stainless steel sink and draining board and mixer tap, integrated dishwasher, column radiator, power points. Hardwood flooring. Stable style timber door to courtyard.





### Utility Room

Wall and base units, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, power points. Tiled flooring.

### Cloaks/WC

Opaque window to side, wash hand basin, low level WC, wall mounted gas combination boiler. Tiled flooring.

### First Floor Landing

Recessed spotlights, coving, storage cupboard, radiator, power points, stairs to second floor. Carpet.

### Bedroom 1

uPVC window to front, ceiling rose, coving, period fireplace with surround, under stairs cupboard, double panelled radiator, power points. Carpet.

### Bedroom 2

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

### Bedroom 4/Study

uPVC window to rear, ceiling rose, coving, period fireplace, double panelled radiator, power points. Carpet.

### Bathroom

Opaque window to side, recessed spotlights, panelled bath with mixer tap and mains shower over, pedestal wash hand basin, low level WC, towel rail/radiator, tiled walls. Tiled flooring.

### Second Floor Landing

Velux, storage cupboard, power points. Carpet. Door to;

### Bedroom 3

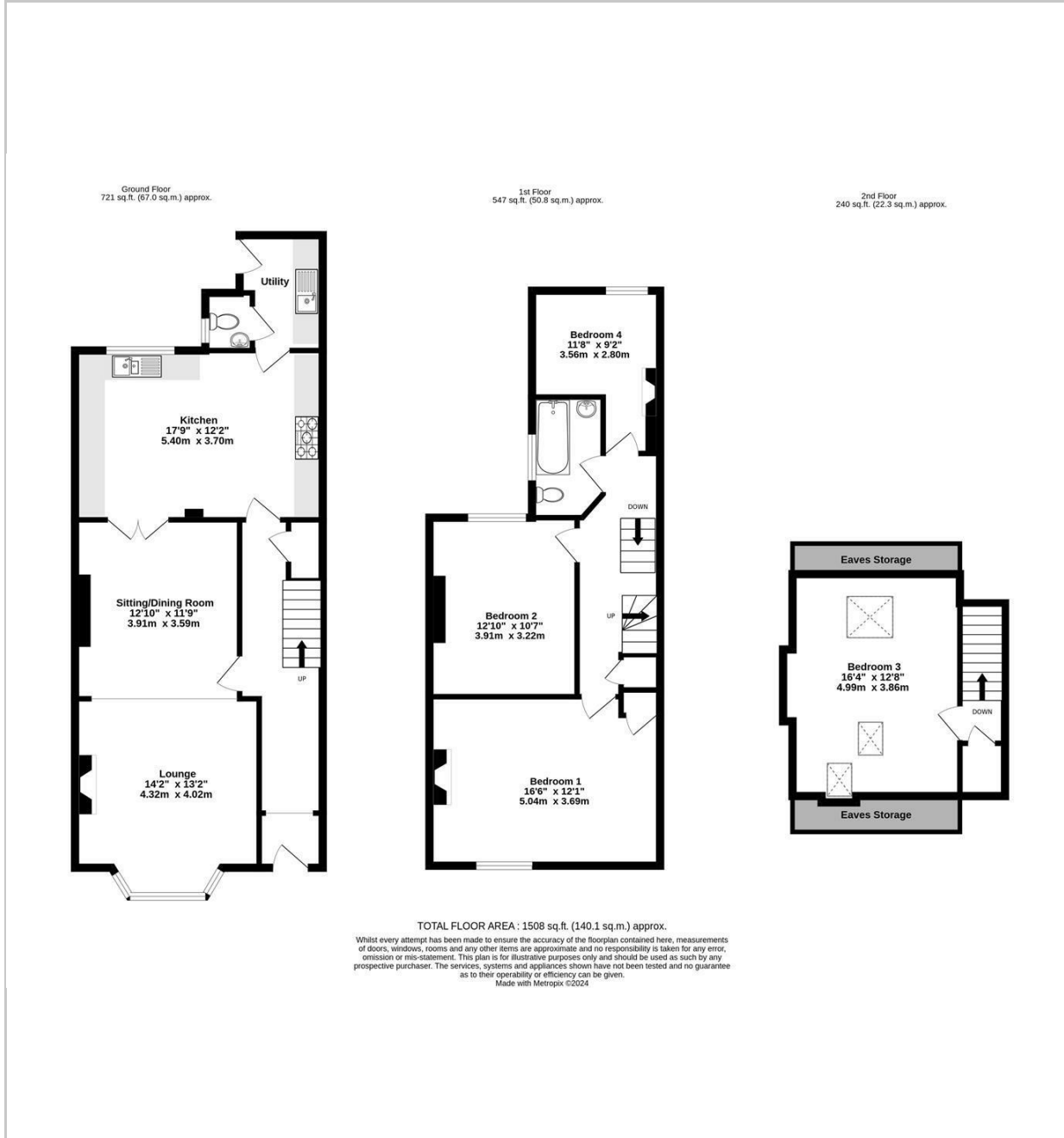
Velux's to front and rear, recessed spotlights, eaves storage, double panelled radiator, power points. Carpet.

### Outside

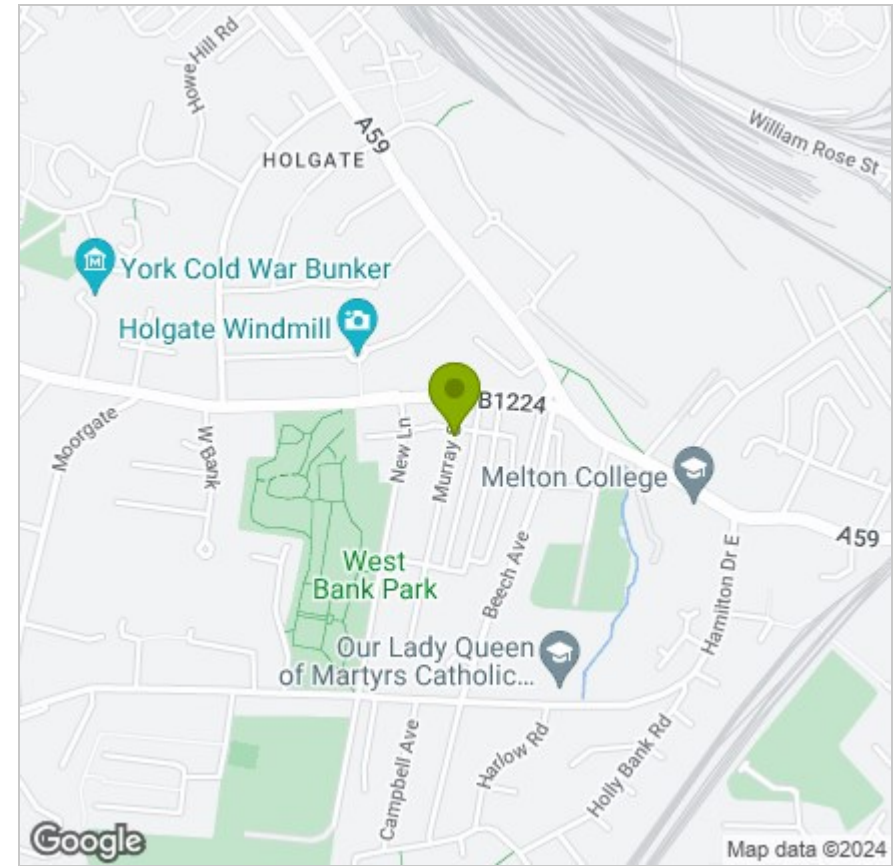
Front forecourt. Walled rear courtyard with paved area, outside tap, two timber gates to alleyway and storage shed.



# 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>		<b>68</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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