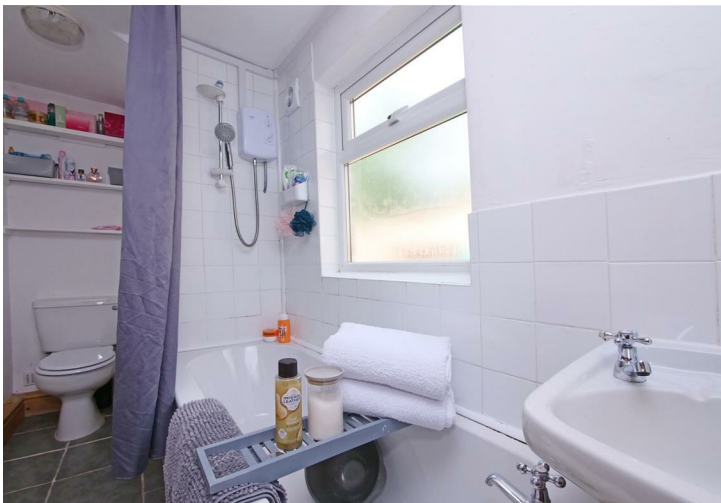
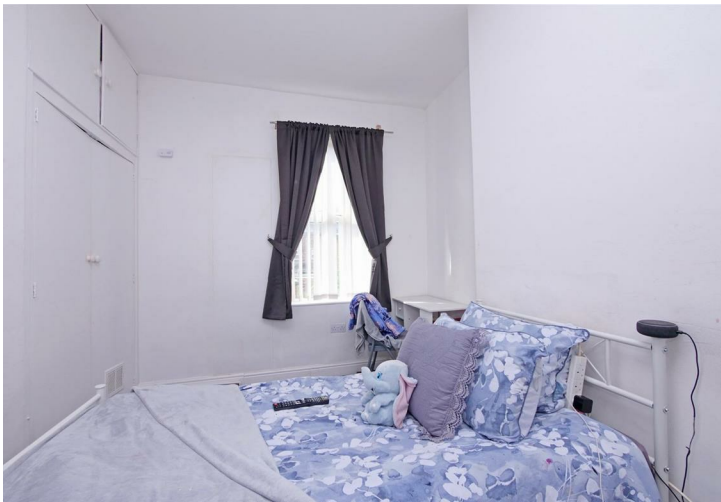




57 Baker Street, Burton Stone Lane, York, YO30 7AY

Guide Price £210,000



## 57 Baker Street, Burton Stone Lane, York, YO30 7AY

**£210,000**

FABULOUS PERIOD TERRACED HOME JUST A STONE'S THROW FROM THE CITY CENTRE! We as agents are delighted to have the opportunity to offer to the market this two double bedroom period home, located on Baker Street. Close to an array of local amenities as well as being walking distance to York hospital, York St Johns and the bustling city centre with its array of restaurants, delis, museums and more! The property is currently rented on a rolling contract and has been well maintained by the current tenants. The spacious living accommodation has the benefit of uPVC double glazing and gas central heating and briefly comprises open plan living/dining room with large windows to front and rear offering plenty of natural light, generous size kitchen with fitted units and a spacious bathroom. Carpeted stairs lead to the first floor with two double bedrooms. Externally the property boasts a good size courtyard garden with brick built outbuilding. An early viewing is highly recommended on what always proves to be a popular style and location of property!

## Description

Living/Dining Room

Kitchen

Bathroom

First Floor Landing

Bedroom 1

Bedroom 2

Courtyard Garden



## Features

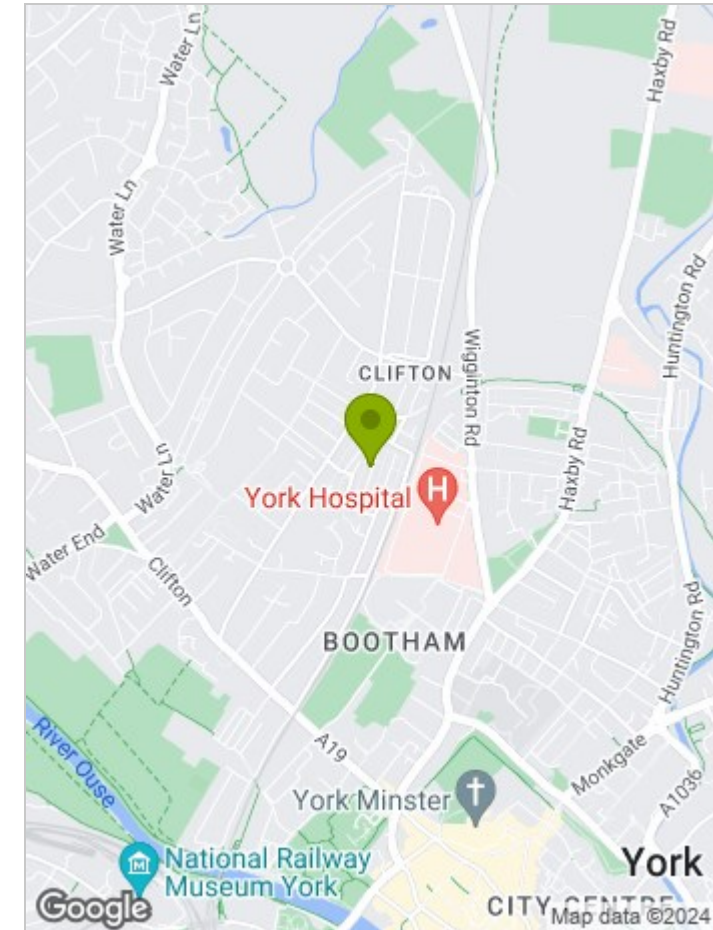
- Fabulous Two Bed Period Terraced Home
- Just A Stone's Throw From The City Centre
- Close To An Array Of Local Shops & Amenities
- Upvc Double Glazing
- Generous Sized Courtyard Garden
- Council Tax Band B
- EPC D68



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.