







56 Jamieson Terrace
York, YO23 1HF
Guide Price £475,000

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WE ARE DELIGHTED TO OFFER FOR SALE THIS SUPERB EXTENDED FORECOURTED PERIOD TOWN HOUSE set in this highly sought after location close to the Knavesmire and within easy reach of popular local amenities and the city centre. The property has been greatly improved by the current owners including rewiring throughout, new boiler, underfloor heating and radiators, new kitchen and bathrooms with reclaimed period features. This fabulous property provides tastefully presented living accommodation comprising entrance vestibule, hallway, 26'5 living room with bay window, large dining kitchen with traditional style units incorporating a Belfast sink, landing, 2 double sized bedrooms, bathroom/w.c., second floor landing and a master bedroom with en-suite. To the outside is a good sized walled rear courtyard. An internal viewing is recommended.

Entrance Vestibule

Entrance door. Door to



Hallway

Stairs to 1st floor. Door to

Living Room

A large reception room with bay window to front, feature fireplace, built in cupboards to alcove. Opening to

Dining Kitchen

Traditional style fitted kitchen with island with belfast sink. Large feature window to rear and door to courtyard.

First Floor Landing

Doors leading to

Bedroom 1

2 windows to front

Bedroom 3

Window to rear

Bathroom

Three piece white suite





Second Floor Landing

Door to

Master Bedroom

Window to rear. Door to

En Suite

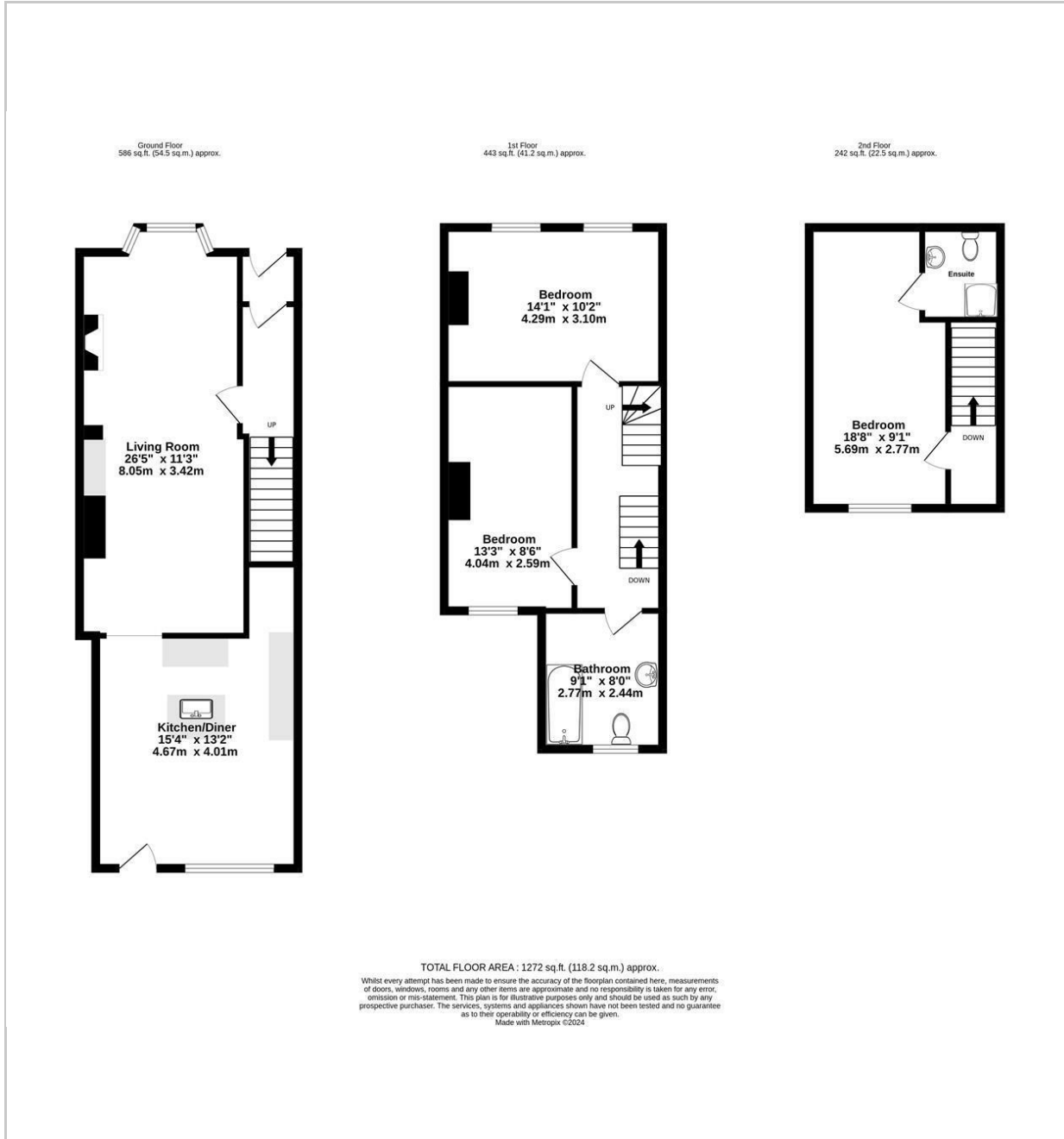
Continental style bath, wash hand basin, w.c

Outside

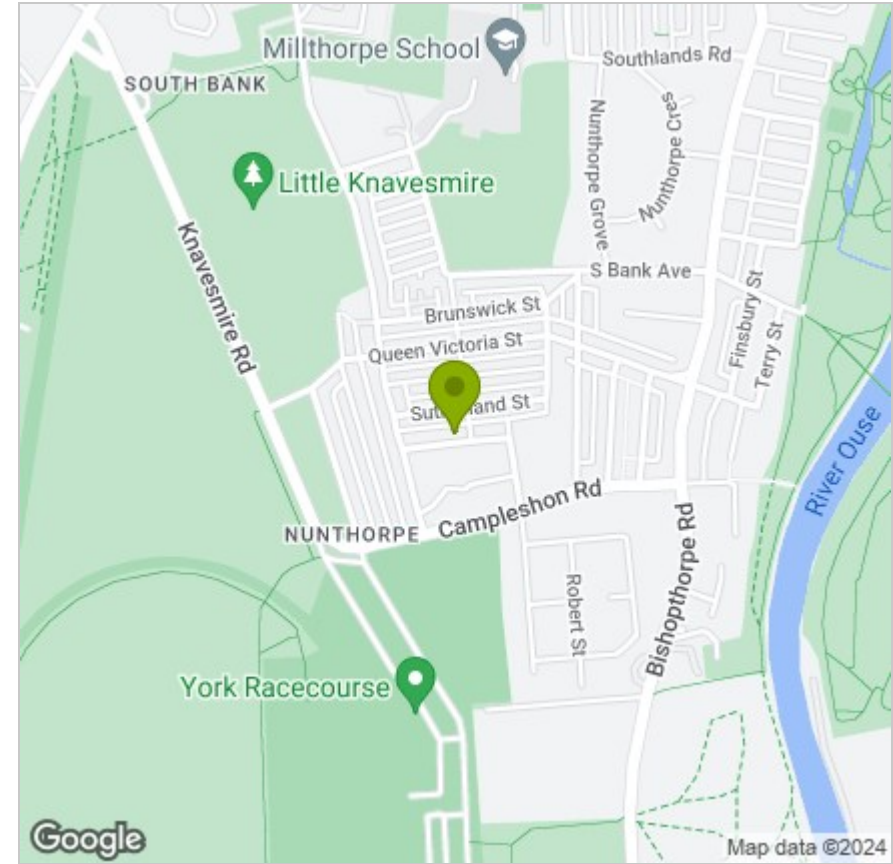
Enclosed rear courtyard with paving, flower border and gate giving access to rear.



FLOOR PLAN



LOCATION



EPC

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

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