







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 WITH NO ONWARD CHAIN 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

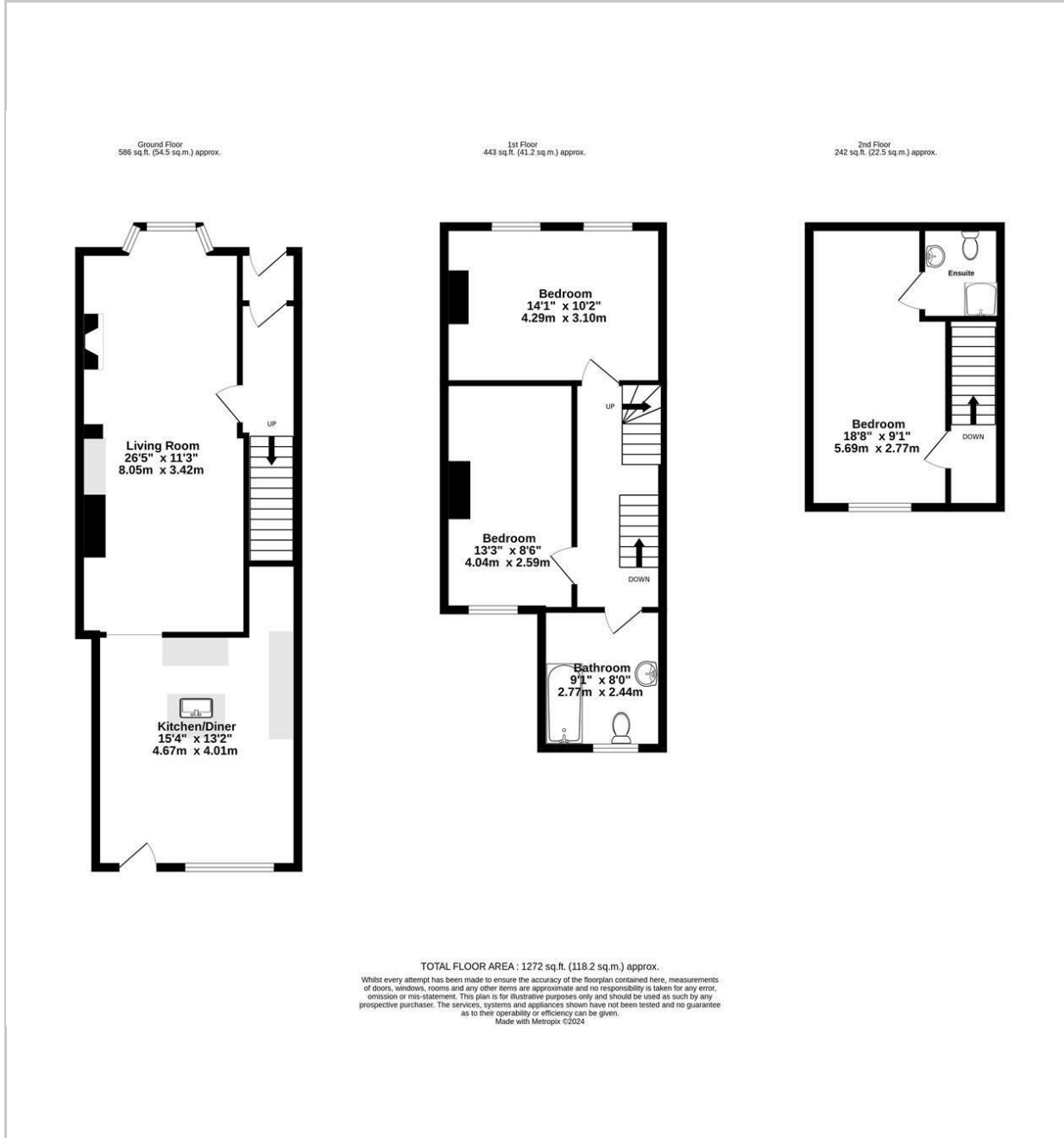
Continental style bath, wash hand basin, w.c

## Outside

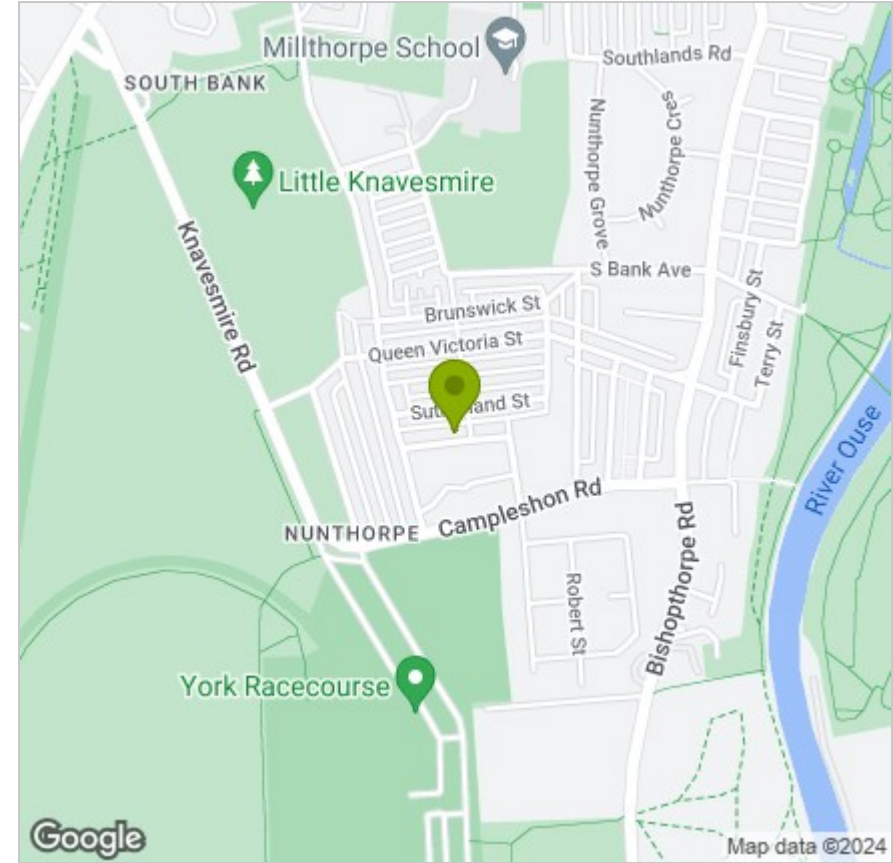
Enclosed rear courtyard with paving, flower border and gate giving access to rear.



# FLOOR PLAN



# LOCATION



## EPC

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