



30 Claremont Terrace  
York, YO31 7EJ  
Guide Price £450,000

**NO ONWARD CHAIN - AN ARRAY OF PERIOD FEATURES - IDEAL INVESTMENT OR CENTRAL PRIVATE HOME.** This fabulous original three storey, four bedroom town house is perfectly positioned just off Gillygate, convenient for York's historic city centre yet within close proximity of highly regarded schools and universities, local amenities, museums and galleries. Recently used as a house of multiple occupancy but offers scope to change back into a fabulous residential property with plenty of charm and character throughout and with the potential to greatly improve and extend. The living accommodation fully comprises entrance vestibule, entrance hallway with encaustic tiles, lounge with bay window, dining room with French doors onto courtyard, breakfast kitchen and pantry, first floor galleried landing, two double bedrooms, house bathroom, separate WC and a second floor landing with two further double bedrooms. To the outside is a front forecourt and a good sized south facing walled courtyard with brick store and gravelled parking area for two vehicles (accessed via a wide alleyway). Viewings are strictly by appointment. Please call Churchills Estate Agents today.



### Entrance Vestibule

Entrance door. Encaustic tiles. Glazed panelled door to;

### Entrance Hall

Corbels, coving, single panelled radiator, power points, carpeted staircase to first floor. Encaustic tiles.

### Lounge

Slide sash bay window to front, ceiling rose, coving, picture rail, fire with surround, single panelled radiator, TV point, power points. Exposed timber floorboards.



### Dining Room (Bedroom 5)

Timber framed French doors to courtyard, ceiling rose, coving, picture rail, single panelled radiator, power points. Carpet.





### **Breakfast Kitchen**

Three slide sash windows to side, door to courtyard. fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, wall mounted gas combination boiler, under stairs cupboard, pantry cupboard, two single panelled radiators, power points. Exposed timber floorboards and quarry tiling.

### **First Floor Landing**

Storage cupboard, power points. Carpet. Doors to;

### **Bedroom 1**

Slide sash bay window to front, storage cupboard, period fireplace, single panelled radiator, power points. Exposed timber floorboards.

### **Bedroom 2**

Slide sash window to rear, storage cupboard, period fireplace, single panelled radiator, power points. Exposed timber floorboards.

### **Bathroom**

uPVC window to rear, panelled bath with mixer shower head over, pedestal wash hand basin, low level WC, extractor fan. Tiled flooring.

### **Separate WC**

Slide sash window to side, wash hand basin, low level WC, part tiled walls. Tiled flooring.

### **Second Floor Landing**

Storage cupboard, glazed roof tile. Carpet. Door to;

### **Bedroom 3**

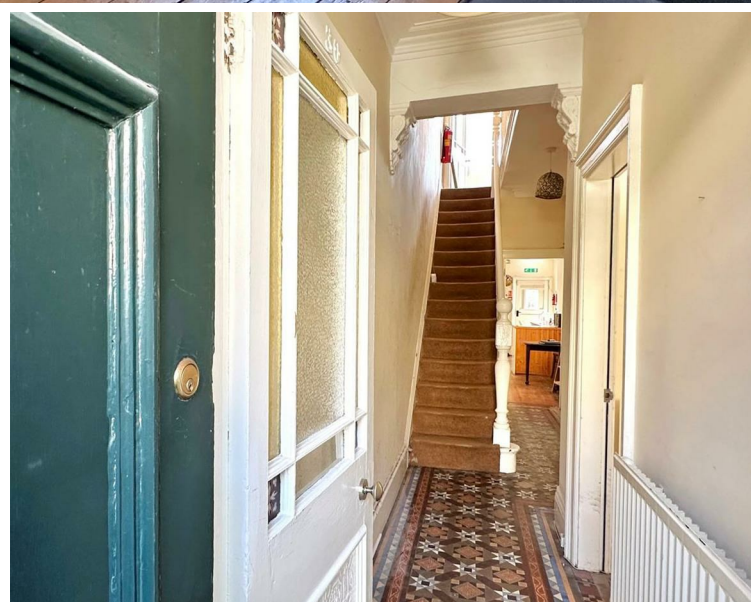
uPVC window to front, period fireplace, double panelled radiator, power points. Exposed timber floorboards.

### **Bedroom 4**

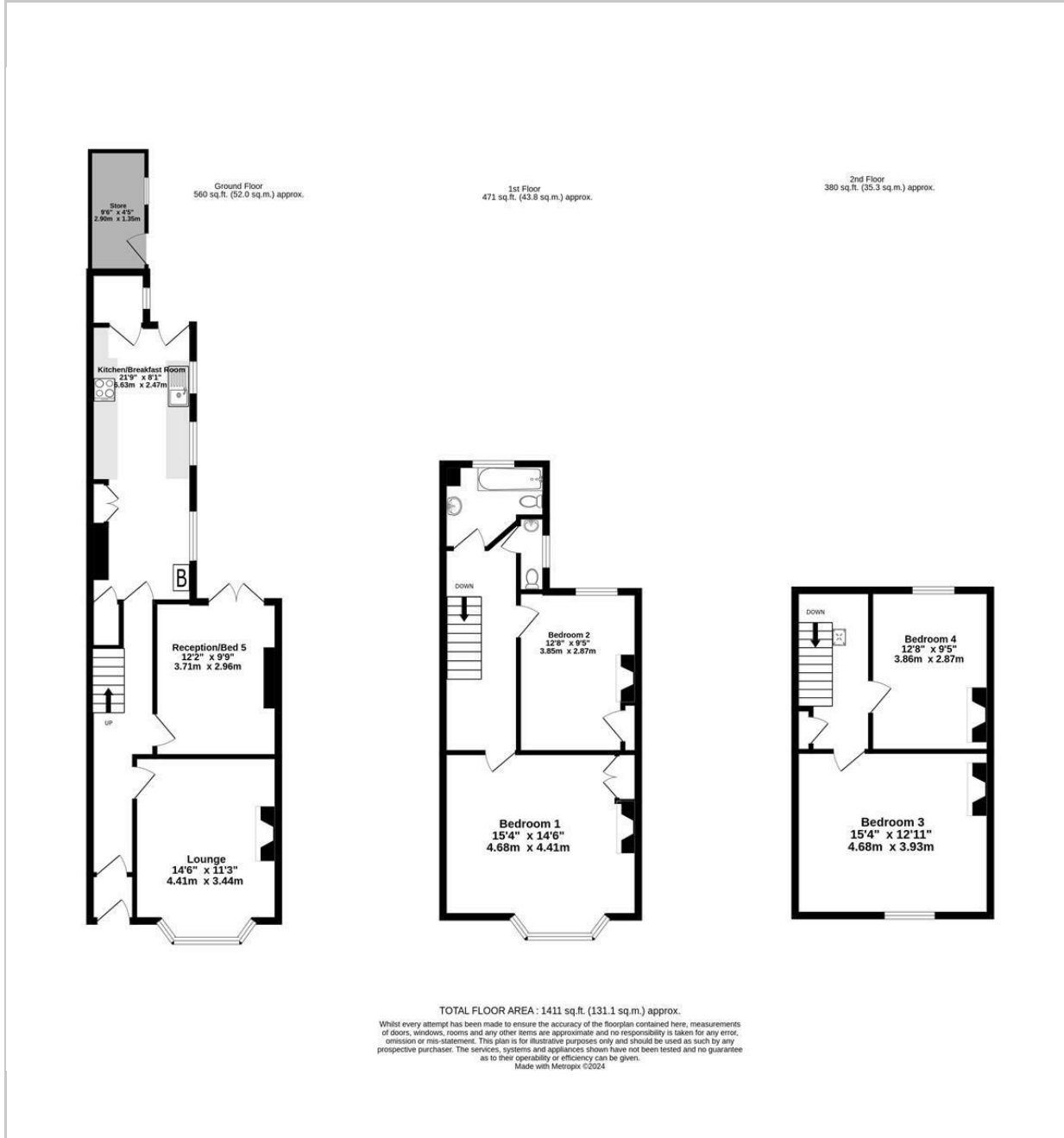
uPVC window to rear, period fireplace, double panelled radiator, power points. Exposed timber floorboards.

### **Outside**

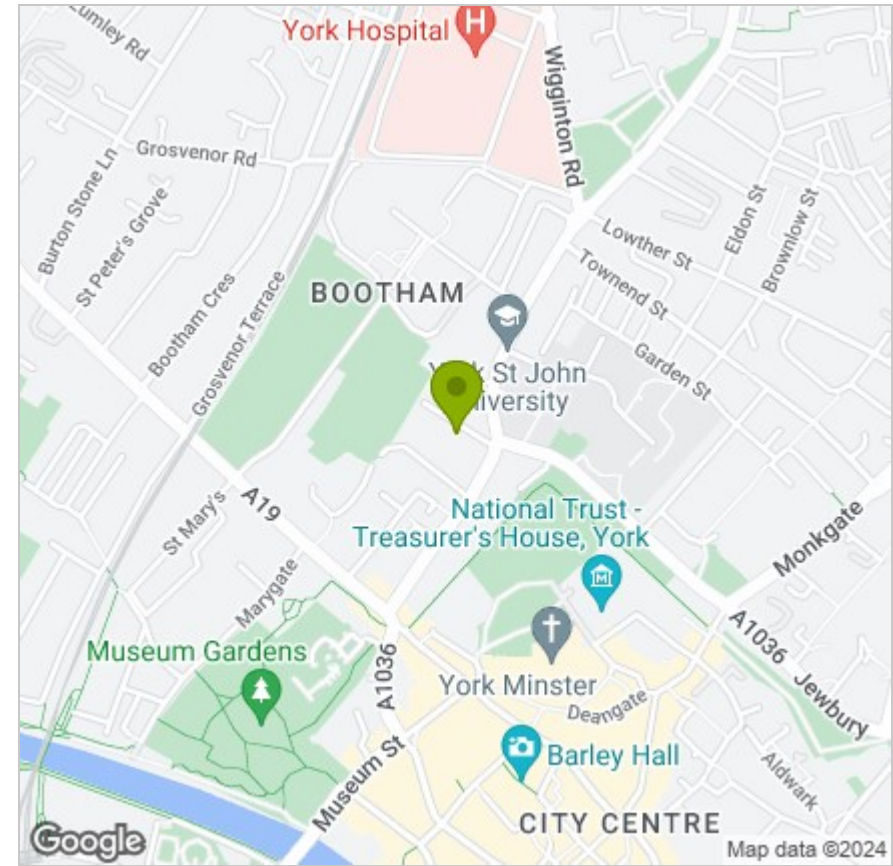
Front forecourt with brick wall and gate. Rear walled courtyard with brick store, flower borders, timber fence and gate to gravelled parking area accessed via a wide alleyway.



# 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>85</b>
(69-80) <b>C</b>		<b>70</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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