

NO ONWARD CHAIN. A superb 3 storey townhouse situated in this city centre location just off Kings Lane and the river Ouse. This fabulous townhouse is sure to appeal to an array of buyers and is currently used as a successful holiday home or is suitable to be used as a private residence. This bright and spacious living accommodation comprises; entrance vestibule, entrance hallway, lounge with feature fireplace, dining room, fitted kitchen, first floor landing, two first floor double bedrooms, large 3 piece bathroom suite, second floor master bedroom and 3 piece en-suite shower room. To the rear is a walled courtyard with access gate and an accompanied viewing is highly recommended.

Entrance Vestibule

Entrance door, laminate flooring, glazed door leading to;

Hallway

Laminate flooring, single panelled radiator, carpeted stairs to first floor, corbels

Living Room

Sliding sash window to front, period fireplace, laminate flooring, single panelled radiator, TV and power points

Dining Room

Window to rear, single panelled radiator, laminate flooring, under stairs cupboard, power points

Kitchen

Window to side, uPVC glazed door to courtyard, tiled flooring, fitted base and wall units, sink and draining board with mixer tap, space and plumbing for appliances

First Floor Landing

Window to side, carpeted flooring, power points, door to;

Bedroom 2

Sliding sash window to front, double radiator, period fire, storage cupboard, carpeted, power points

















Opaque window to side, single panelled radiator, walk in shower cubicle, low level wc, wash hand basin, recessed spotlights, extractor fan, door to;

Second Floor Landing

Door leading to;

Master Bedroom

Timber framed window to front, double panelled radiator, carpeted, power points, leading to;

En-Suite Shower Room

Velux window, walk in shower cubicle, low level wc,, pedestal wash hand basin, towel radiator, tiled flooring

Bedroom 3

Window to rear, period fireplace, double panelled radiator, carpeted, power points

Rear Courtyard

Rear walled courtyard





FLOOR PLAN LOCATION York Barley Hall CITY CENTRE Ground Floor 423 sq.ft. (39.3 sq.m.) approx. 1st Floor 434 sq.ft. (40.3 sq.m.) approx. Merchant Adventurers' Hall JORVIK Viking Centre 2nd Floor 219 sq.ft. (20.4 sq.m.) approx. CITY CENTRE York Castle Museum WEST Hope St Nunnery Ln Tower St A1036 Dining Room 11'5" x 11'0" 3.48m x 3.36m Bedroom 2 11'10" x 8'8" 3.61m x 2.63m C/ementhorpe Vine St Living Room 12'0" x 10'8" 3.65m x 3.24m Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, worklows, rooms and lary other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. As to their operability or efficiency can be given. (55-68) (39-54) (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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