



1 Lower Friargate  
York, YO1 9SL  
£450,000

3 2 2



**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**

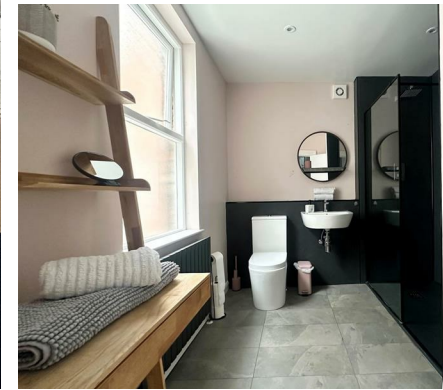
Window to side, uPVC glazed door to courtyard, tiled flooring, fitted base and wall units, sink and draining board with mixer tap, space and plumbing for appliances

### **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







### **Shower Room**

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**

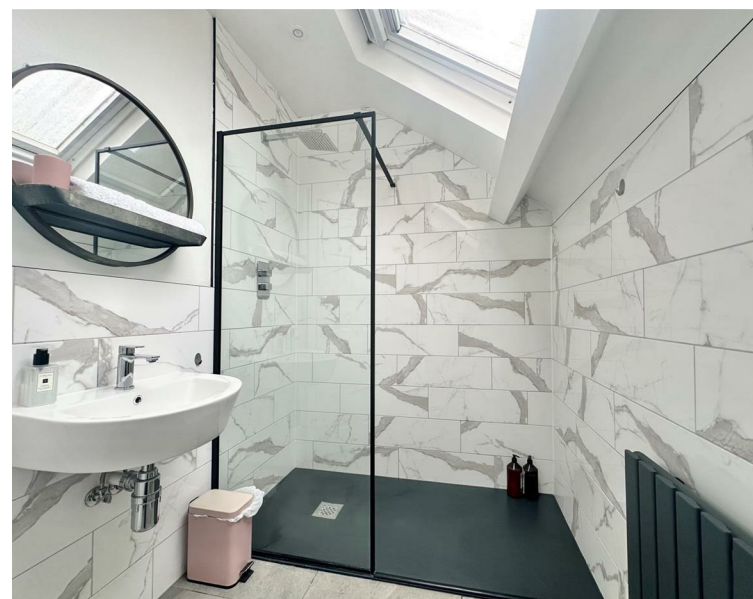
Velux window, walk in shower cubicle, low level wc,, pedestal wash hand basin, towel radiator, tiled flooring

### **Bedroom 3**

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

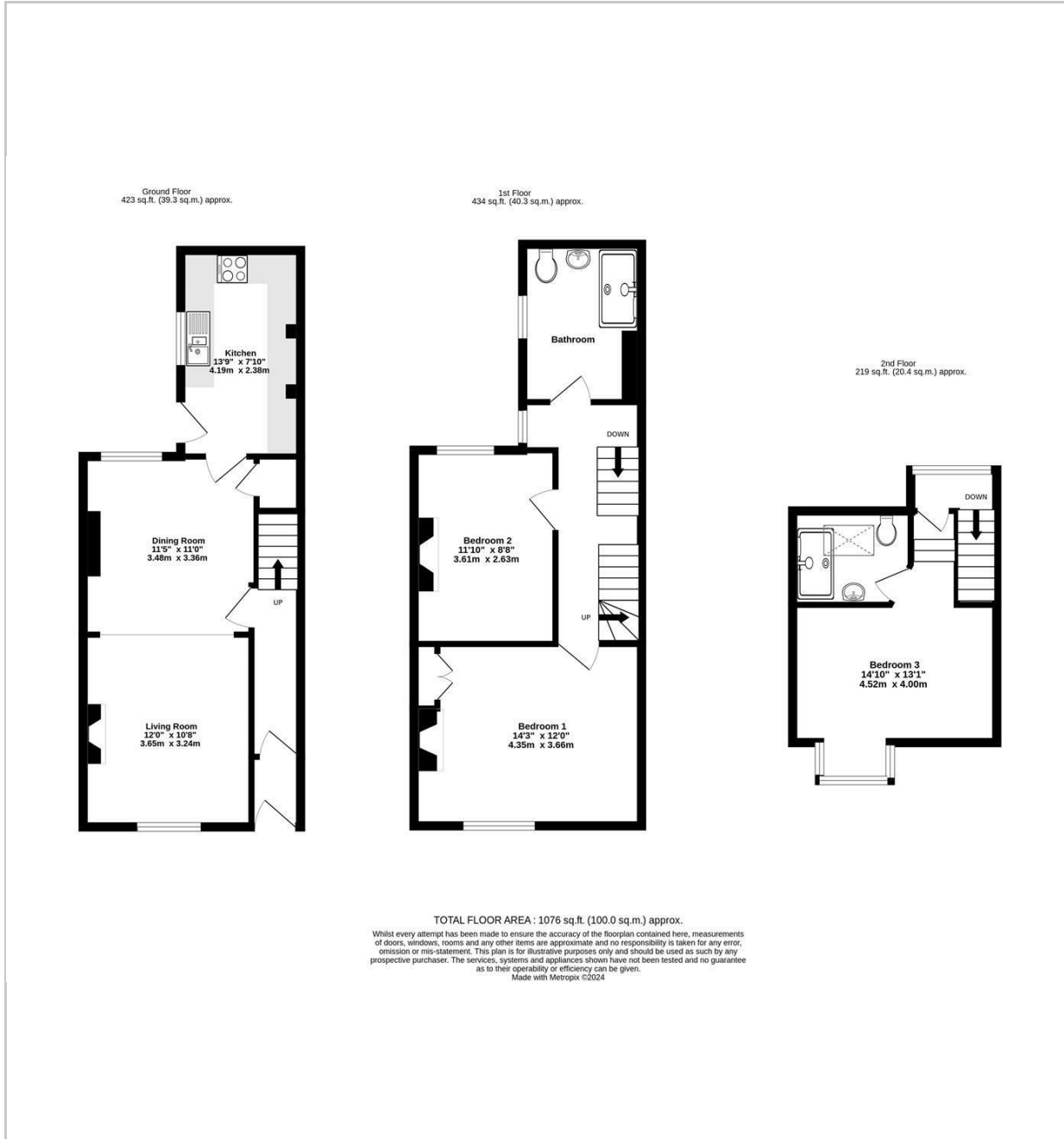
### **Rear Courtyard**

Rear walled courtyard

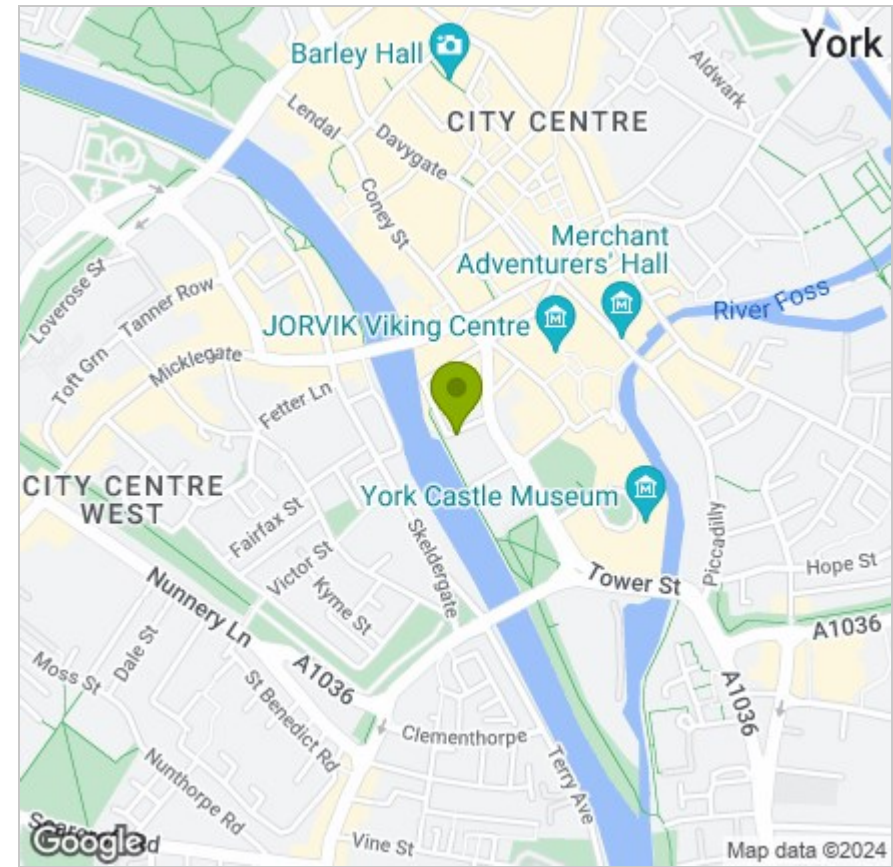




# FLOOR PLAN



# LOCATION



## 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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