



28 Charlton Street  
York, YO23 1JN  
Guide Price £625,000

 4  2  2  E

Churchills Estate Agents are delighted to offer to the market this fabulous four bedroom Victorian town house with a generous and versatile layout. Set in this highly sought after and central location, just off Bishopthorpe Road, the house is ideally located a short walk from the railway station, York's historic city centre, Rowntree Park, popular shops, amenities and well regarded schools. Retaining ample period features throughout and charming details, this lovingly maintained home is ready to move into. It fully comprises of an entrance hallway, fitted kitchen, 15' dining room with pantry cupboard and feature log burner, first floor landing, drawing room with large bay window, three piece house bathroom and a separate shower room. The second and third floors both have two double bedrooms offering views through slide sash windows towards York city skyline. To the outside is a raised front forecourt accessed via a gate on Charlton Street and a rear brick-walled alleyway that leads from the kitchen and utility area to a sunny, rear walled courtyard (again with an access gate off Charlton Street). An internal viewing of this unique and distinctive property is highly recommended.



**Entrance Hallway**

Entrance door, storage cupboard, radiator, power points, carpeted stairs to first floor, under stairs storage cupboard. Tiled flooring.

**Kitchen**

Slide sash window to side, fitted base units with counter tops, stainless steel sink with mixer tap, freestanding dual fuel range cooker, space and plumbing for appliances, original cupboard, single panelled radiator, power points, composite door to utility area and alleyway. Tiled flooring.



**Dining Room**

Large slide sash window to side, feature log burner with surround, walk-in pantry cupboard, further cupboard, single panelled radiator, power points. Tiled flooring.



**First Floor Landing**

Slide sash window to side, storage cupboard, single panelled radiator, power points. Carpet. Doors to;





### **Drawing Room**

Slide sash bay window to front, coving, ceiling rose, picture rail, period fireplace with surround, double panelled radiator, power points. Carpet.

### **Bathroom**

Opaque slide sash window to side, freestanding roll top bath, pedestal wash hand basin, low level WC, towel rail/radiator. Vinyl tiled flooring.

### **Shower Room**

Slide sash window to side, walk-in mains shower, extractor fan. Tiled flooring.

### **Second Floor Landing**

Slide sash window to side, single panelled radiator. Carpet. Doors to;

### **Bedroom 1**

Slide sash window to front, ceiling rose, coving, picture rail, fitted wardrobes, period fireplace, double panelled radiator, power points. Carpet.

### **Bedroom 2**

Slide sash window to side, ceiling rose, fitted wardrobes, single panelled radiator, power points. Carpet.

### **Third Floor Landing**

Carpet. Doors to;

### **Bedroom 3**

Dormer window to front, period fireplace, storage cupboard, single panelled radiator, power points. Carpet.

### **Bedroom 4**

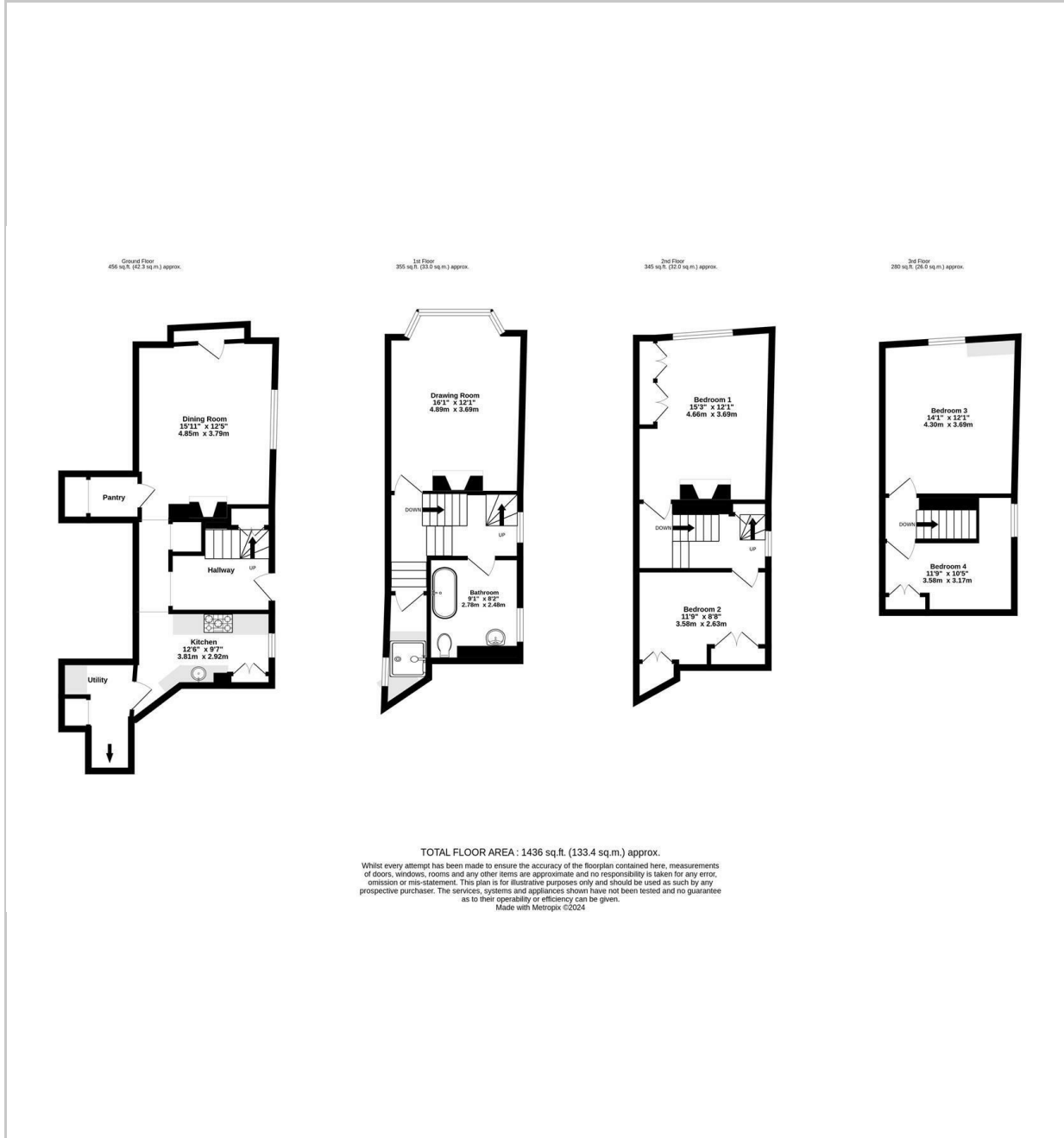
Slide sash window to side, storage cupboard, single panelled radiator, power points. Carpet.

### **Outside**

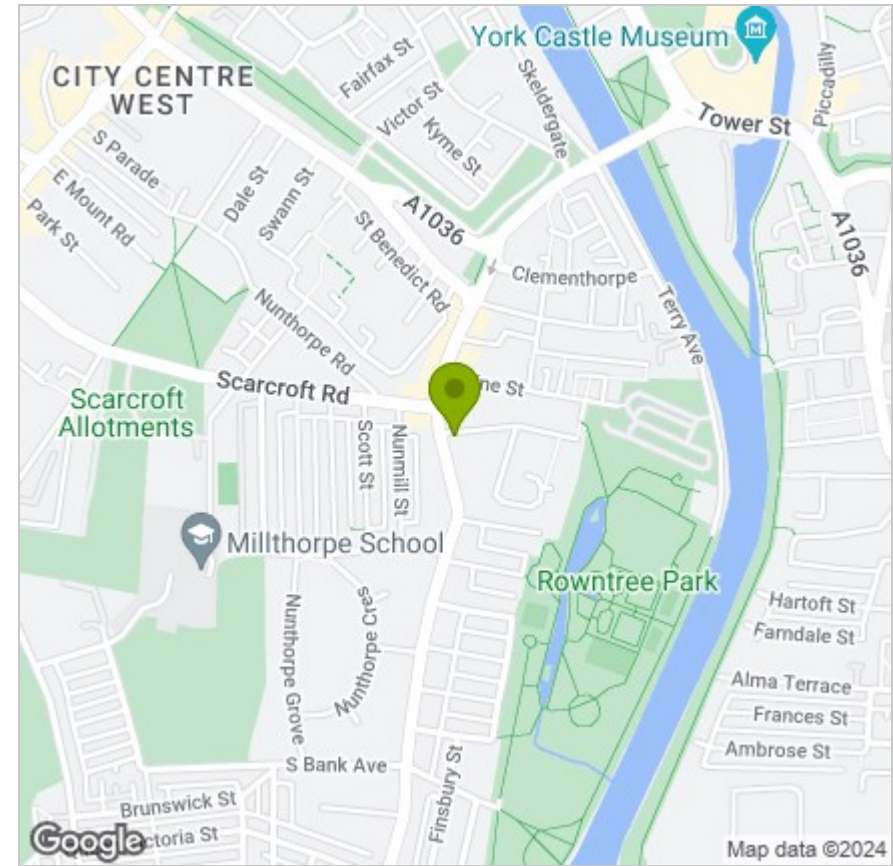
Raised front forecourt accessed via a gate. Long brick alleyway with utility area, storage and gate to rear walled courtyard with outside tap. Power and lighting to alleyway and rear courtyard.



# 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>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.