




12 Butcher Terrace  
York, YO23 1LS  
Guide Price £395,000

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A FABULOUS EXTENDED SEMI DETACHED HOUSE SET IN THIS LOVELY LOCATION CLOSE TO ROWNTREE PARK, MILLENNIUM BRIDGE, BISHOPTHORPE ROAD SHOPS AND A SCENIC RIVERSIDE WALK INTO THE CITY CENTRE. The property provides extremely spacious and well presented living accommodation comprising entrance hall, lounge with bay window, large dining kitchen with modern fitted units and French doors to rear garden, utility room, downstairs WC, rear porch, landing, 2 large bedrooms and a four piece bathroom suite. Front garden with driveway and off-street parking leading to a detached brick garage. Lawned rear garden. An internal viewing is highly recommended.

### Entrance Hall

### Lounge

14' x 14' (4.27m x 4.27m)

### Dining Kitchen

19'10 x 10'10 (6.05m x 3.30m)

### Utility

### Cloaks/WC

### First Floor Landing

### Bedroom 1

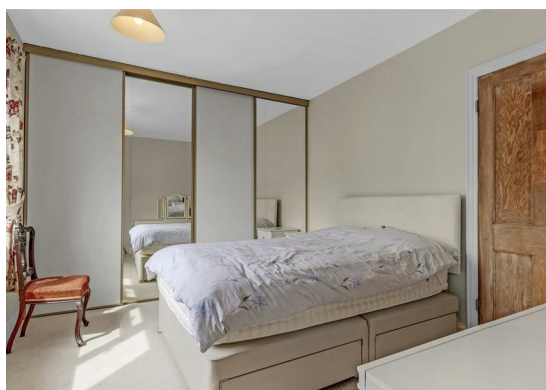
14' x 11'11 (4.27m x 3.63m)

### Bedroom 2

10'4 x 10'0 (3.15m x 3.05m)

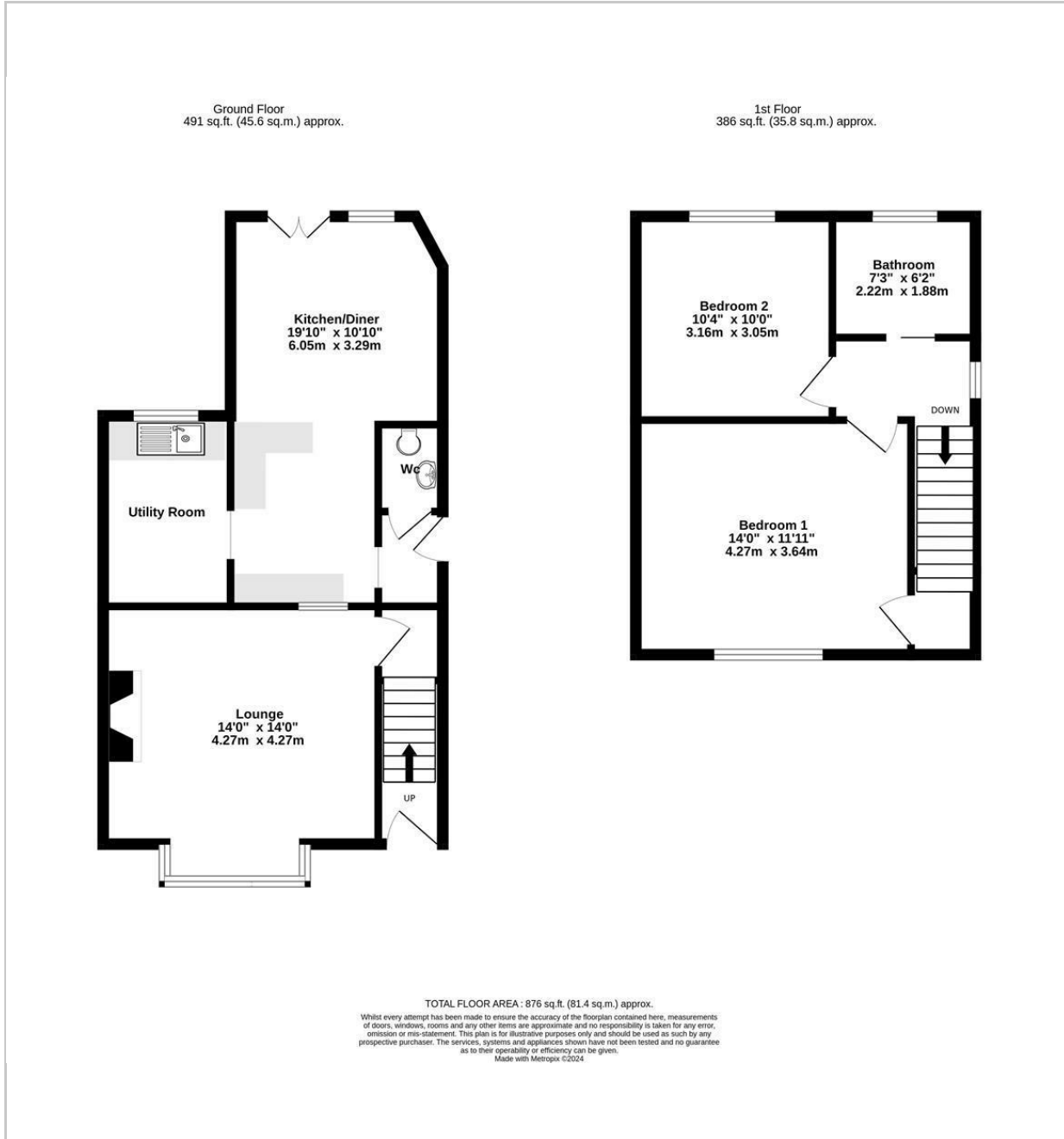
### Bathroom

### Rear Garden

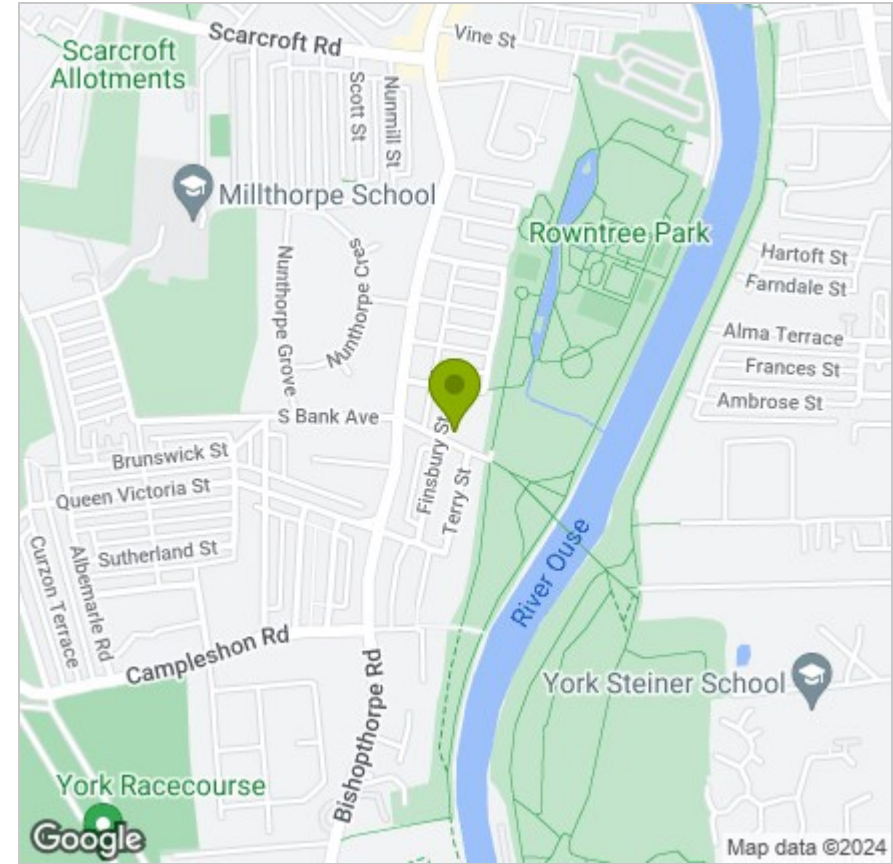




# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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