



27 Queen Annes Road
York, YO30 7AA
Guide Price £400,000

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NO ONWARD CHAIN! A forecourted, three storey, four bedroom town house just off Bootham only a short distance to York city centre, the railway station, highly regarded schools and local amenities. Currently operating as a successful house of multi occupation and although needing some cosmetic updating the property offers spacious living accommodation with plenty of period features. It fully comprises entrance vestibule, hallway, lounge with bay window, dining room, 15' kitchen, utility room, first floor landing, drawing room/bedroom, double bedroom, four piece house bathroom, separate WC and a second floor landing with two further double bedrooms. To the outside is a front forecourt and rear walled courtyard with storage area and gate to service alley. An internal viewing of the potential on offer is highly recommended.

Entrance Vestibule

Entrance door. Laminate flooring. Glazed door to;



Entrance Hallway

Dado rail, under stairs cupboard, single panelled radiator, power points, carpeted stairs to first floor. Laminate flooring.

Lounge

Bay window to front, coving, ceiling rose, feature fireplace with surround, wash hand basin, TV point, power points. Carpet.

Dining Room

Slide sash window to rear, period fireplace, single panelled radiator, TV point, power points. Laminate flooring.

Kitchen

Slide sash window to side, fitted wall and base units with counter top, one and a half stainless steel sink and drainer with mixer tap, electric oven and hob, double panelled radiator, power points. Laminate flooring.



Utility

Door to courtyard, slide sash window to side, space and plumbing for appliances, double panelled radiator, power points. Vinyl flooring.

First Floor Landing

Single panelled radiator, power points, carpeted stairs to second floor. Carpet. Doors to;

Bedroom/Drawing Room

Two windows to front, double panelled radiator, power points. Carpet.

Bedroom

Window to rear, storage cupboards, double panelled radiator, power points. Carpet.

Bathroom

Slide sash window to rear, panelled bath, pedestal wash hand basin, corner shower cubicle, low level WC, tiled walls, towel rail/radiator, storage cupboard, extractor fan. Tiled flooring.

Separate WC

Slide sash window to side, pedestal wash hand basin, low level WC.

Second Floor Landing

Roof light, storage cupboard. Carpet. Doors to;

Bedroom

Window to front, period fireplace single panelled radiator, power points. Exposed timber floorboards.

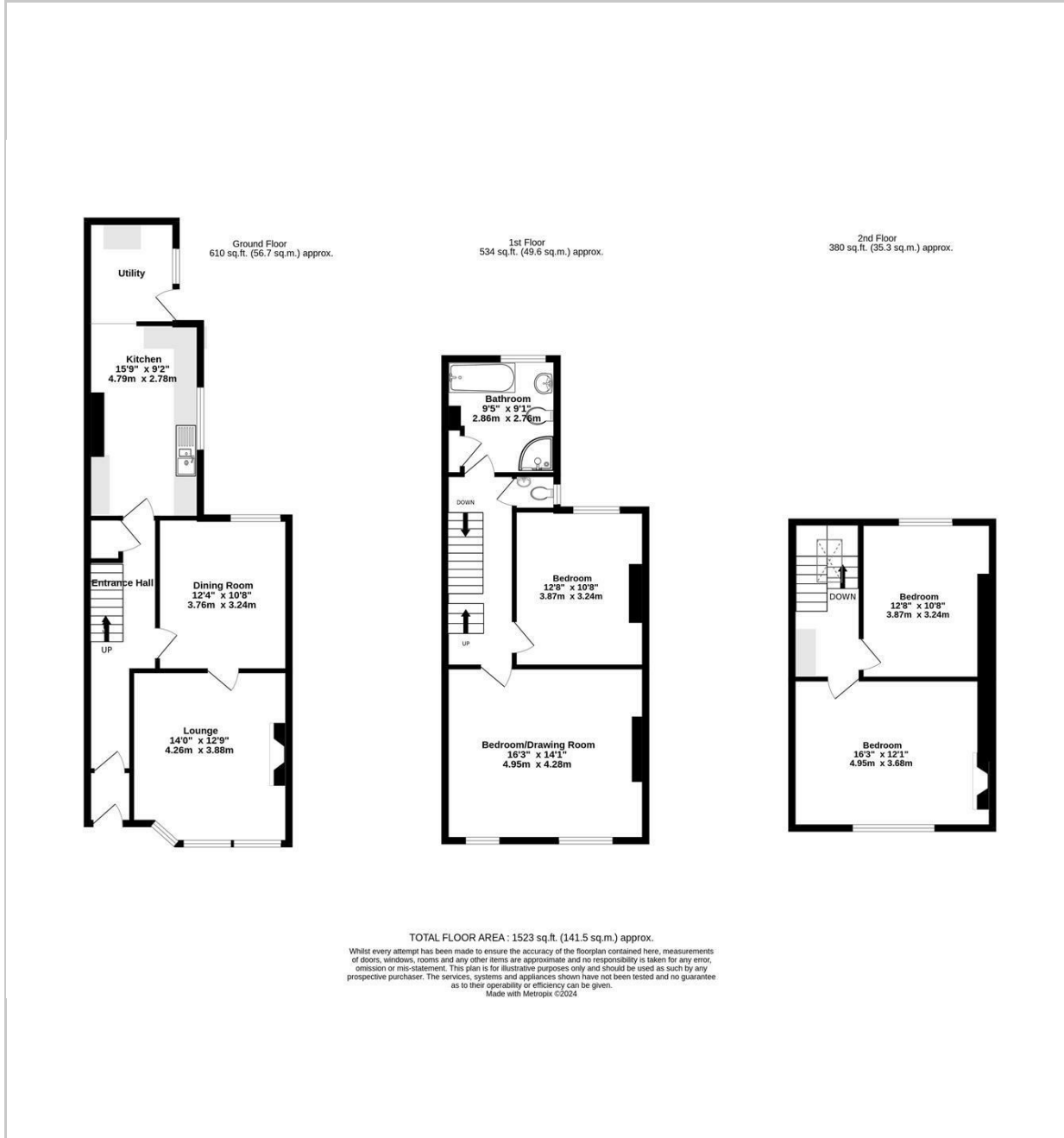
Bedroom

Window to rear, single panelled radiator, power points. Exposed timber floorboards.

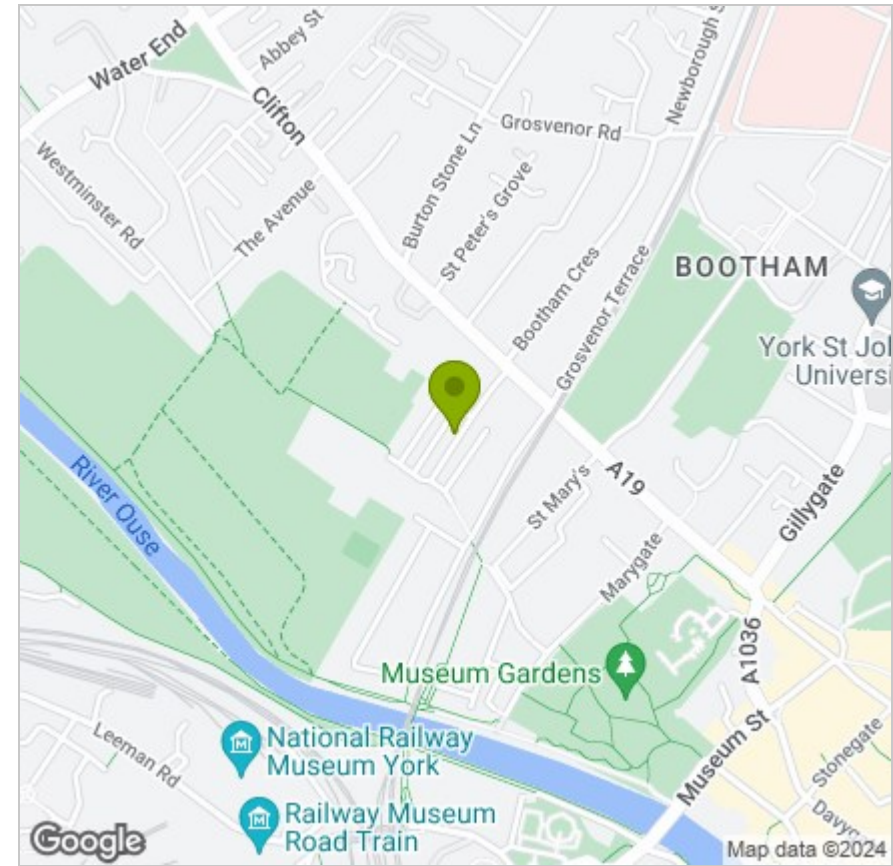
Outside

Front forecourt with brick boundary wall. Rear walled courtyard with storage area and gate to service alleyway.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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