



40 Belle Vue Street  
York, YO10 5AY  
Guide Price £795,000

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A FINE PERIOD PROPERTY WITH AN ADDITIONAL ONE BEDROOM ANNEX LOCATED IN THIS HIGHLY SOUGHT AFTER AND CENTRAL AREA. Totalling 2200sq ft of accommodation, this superb home offers bright and versatile living areas and excellent outside space. Belle Vue Street is a highly desirable and quiet terrace just off Heslington Road and convenient for Fulford, York city centre and further afield. Lovingly maintained and updated by the current owners to a very good standard throughout, it comprises entrance vestibule, hallway, lounge with period fireplace, dining room, L-shaped fitted kitchen, 18' family room with French doors onto courtyard, rear hallway with spiral staircase, ground floor shower room, first floor galleried landing, three bedrooms (one with en-suite), house bathroom, rear landing and a further second floor bedroom. The one bedroom annex comprises entrance hallway, large living area, kitchen, wet room and a first floor bedroom. To the outside is a large front paved forecourt with brick boundary wall and a side alleyway giving access to a long, landscaped courtyard garden. An internal viewing of this quality town house is highly recommended.

**Entrance Vestibule**

Entrance door, coving, dado rail. Glazed panelled door to;

**Entrance Hallway**

Corbels, dado rail, double panelled radiator, carpeted stairs to first floor. Tiled flooring.

**Lounge**

uPVC slide sash window to front, ceiling rose, coving, period fireplace, two double panelled radiators, TV point, power points. Laminate flooring.

**Dining Room**

Coving, gas fire with living flame, double panelled radiator, power points, under stairs storage cupboard. Laminate flooring.

**Kitchen**

uPVC window to side and glazed door to courtyard, fitted wall and base units with Quartz counter tops, two separate single stainless steel sinks with mixer taps, two integrated fridge freezers, built-in dishwasher, gas hob and electric oven, power points. Tiled flooring.

**Family Room**

uPVC French doors onto courtyard and window to side, double panelled radiators, power points. Laminate flooring.

**Rear Hallway**

Velux, spiral staircase to first floor, double panelled radiator, power points. Tiled flooring.

**Ground Floor Shower Room**

Aqua boarding, shower, pedestal wash hand basin, low level WC, column radiator, extractor fan. Tiled flooring.

**First Floor Landing**

Double panelled radiator, power points, storage cupboard, carpeted stairs to second floor. Carpet. Doors to;

**Bedroom 1**

uPVC slide sash window to rear, coving, dado rail, double panelled radiator, power points. Carpet.

**Bedroom 2**

uPVC slide sash window to front, coving, dado rail, double panelled radiator, power points. Laminate flooring.

**En-Suite**

Aqua boarding, walk-in shower cubicle, pedestal wash hand basin, low level WC, extractor fan. Laminate flooring.

**Bedroom 3**

uPVC slide sash window to front, coving, dado rail, double panelled radiator, power points. Laminate flooring.





#### **Bathroom**

Opaque uPVC window to rear, velux window, roll top bathtub, pedestal wash hand basin, low level WC, column radiator, towel radiator, tiled walls, extractor fan, cupboard with power points and plumbing for washing machine. Tiled flooring.

#### **Rear Landing**

Spiral staircase to ground floor, double panelled radiator, power points, laundry cupboard with power and plumbing. Vinyl flooring.

#### **Second Floor**

Velux to front, eaves storage. Carpet. Door to;

#### **Bedroom 4**

Three velux's to front and rear, eaves storage, three double panelled radiators, power points. Carpet.

#### **Lodge/Annex**

#### **Entrance Hallway**

uPVC French doors, velux, radiator, power points. Paved flooring.

#### **Living Area**

two double panelled radiators, power points, storage cupboard, stairs to first floor. Vinyl flooring.

#### **Kitchen Area**

Fitted base units, one and a half stainless steel sink and drainer, wall mounted gas combination boiler, double panelled radiator, power points. Tiled flooring.

#### **Wet Room**

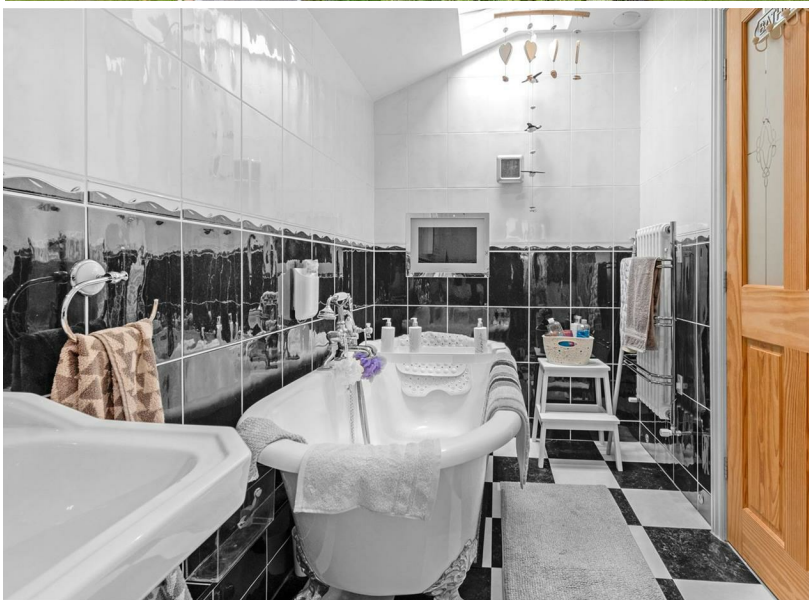
Walk-in shower area, pedestal wash hand basin, low level WC tiled walls. Tiled flooring.

#### **Bedroom**

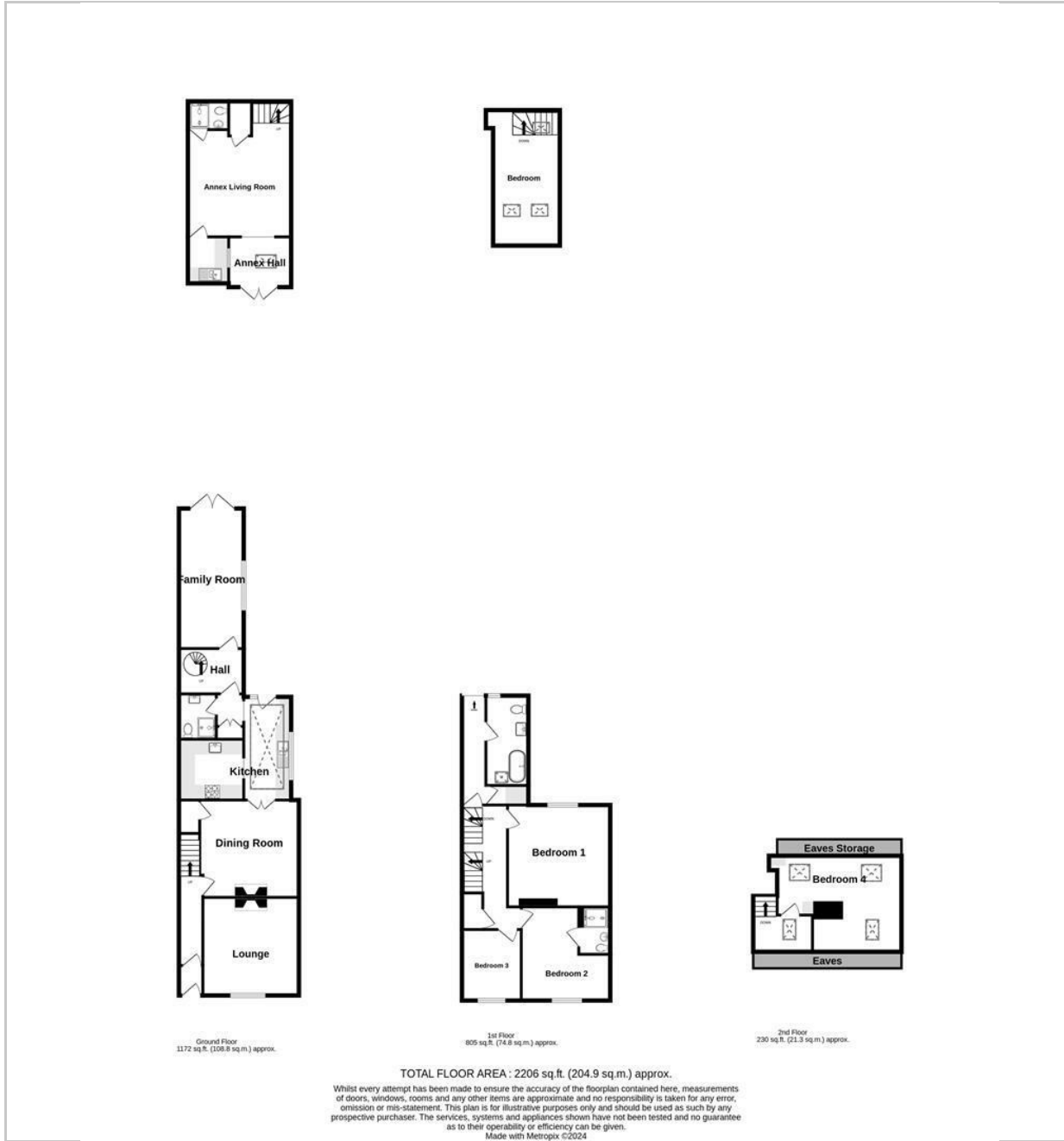
Velux's to two aspects, two double panelled radiators, TV point, power points. Exposed timber floorboards.

#### **Outside**

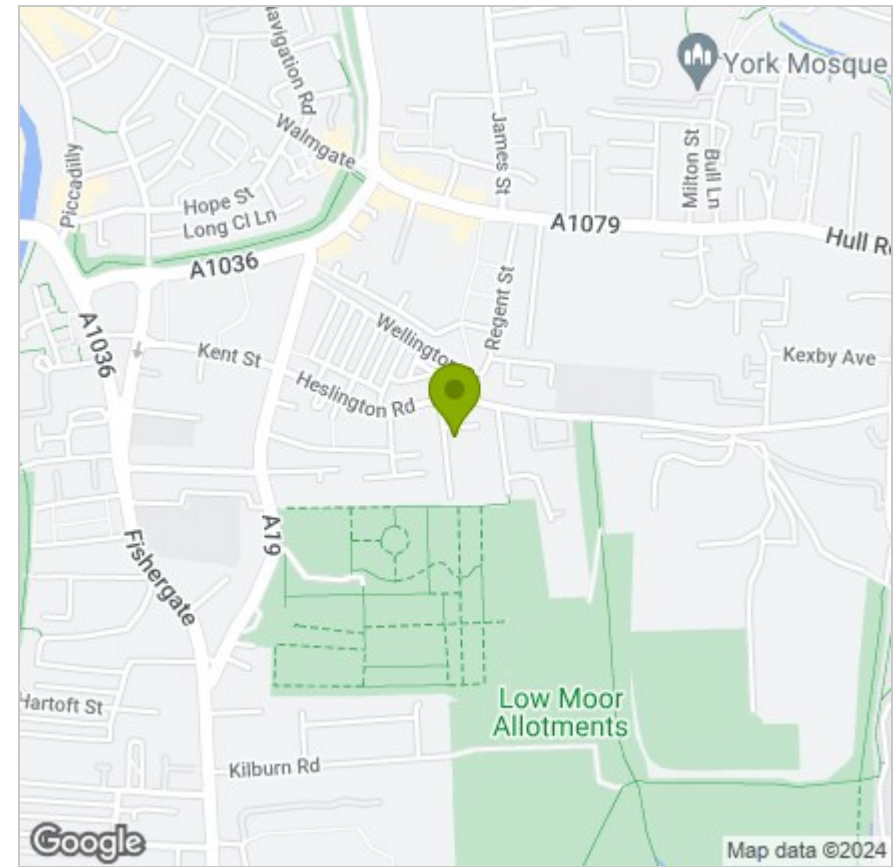
Paved front forecourt with brick boundary wall and gate. Side alley way leading to the rear paved courtyard with fish pond and sitting areas.



# 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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