



45 Kensington Street
York, YO23 1JA
Guide Price £215,000

 2  1  1  D

NO FORWARD CHAIN! PERIOD TERRACE WITH UPSTAIRS BATHROOM IN YORK'S HIGHLY POPULAR SOUTH BANK LOCATION. Churchills are delighted to offer for sale this two bedroom home, perfectly suited for investors or first time buyers alike with modern gas central heating and uPVC double glazing throughout. Located within this highly sought after area, convenient for the city centre, York racecourse & the railway station as well shops, schools and amenities. The bright and airy living accommodation briefly comprises lounge, dining room, kitchen with fitted units, timber lean-to, first floor landing with two bedrooms and a three piece bathroom. To the outside is a good sized rear walled courtyard with gate to service alley. An internal viewing of this property is highly recommended.

Lounge

Entrance door, uPVC double glazed window to front, double panelled radiator, TV point, power points. Laminate flooring.

Inner Hallway

Stairs to first floor. Laminate flooring.

Dining Room

uPVC double glazed window to rear, double panelled radiator, power points. Laminate flooring.

Kitchen

uPVC double glazed windows to side and rear, fitted wall and base units with counter tops, stainless steel sink and draining board, wall mounted gas combination boiler, double panelled radiator, power points. Tiled flooring.

Timber Lean-To

Door to courtyard.

First Floor Landing

Carpet. Doors to;

Bedroom 1

uPVC double glazed window to front, fitted wardrobe, double panelled radiator, power points. Carpet.





Bedroom 2

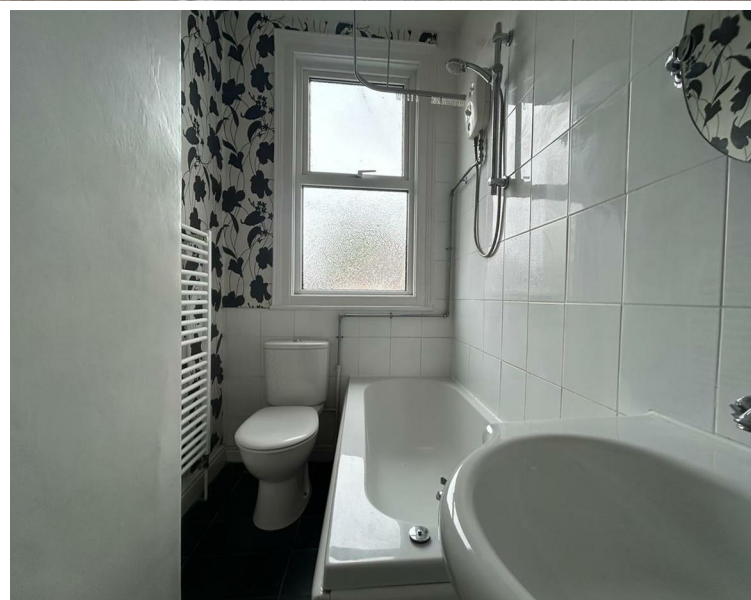
uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bathroom

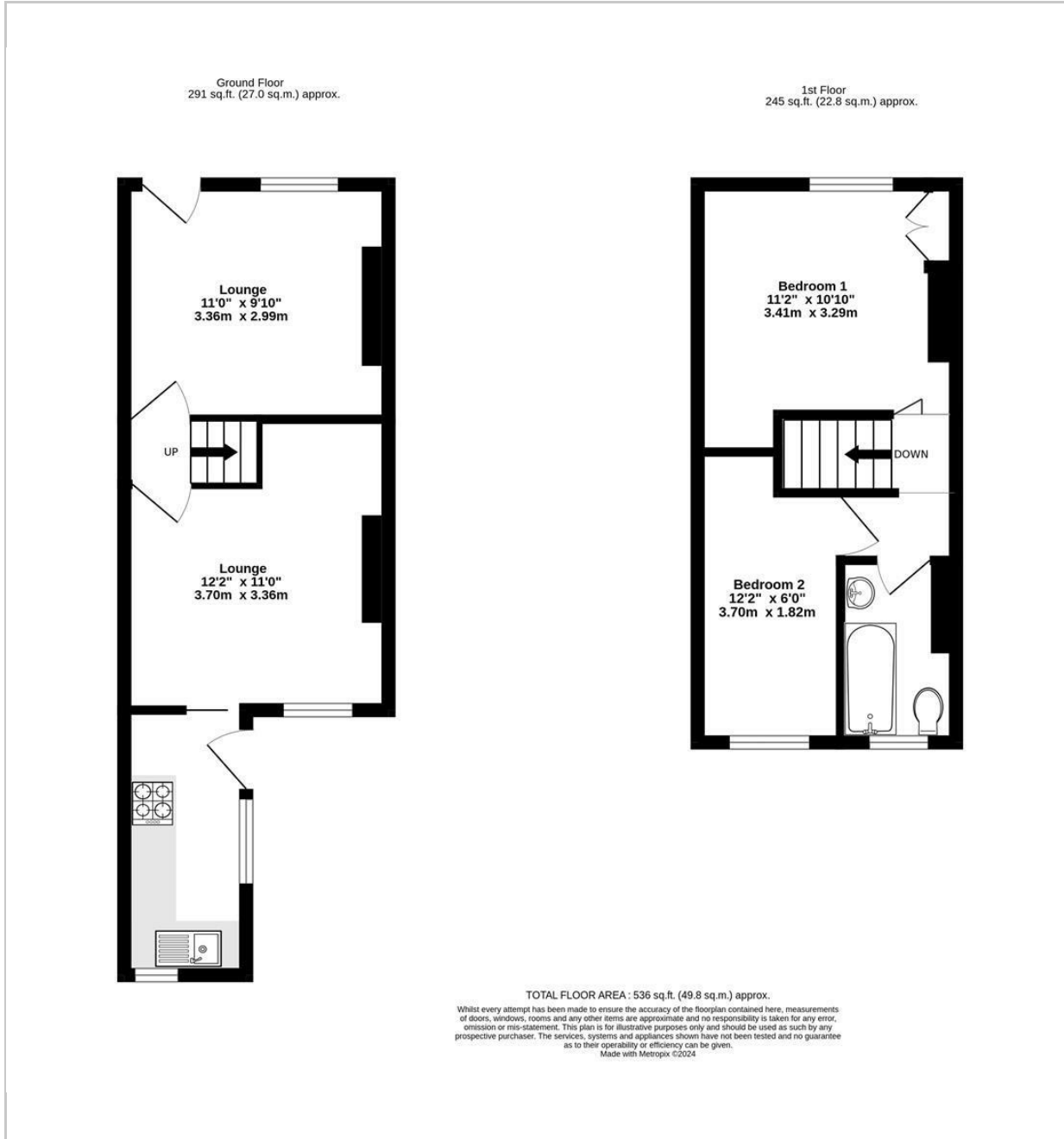
Opaque uPVC double glazed window to rear, panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls, towel rail/radiator. Tiled flooring.

Outside

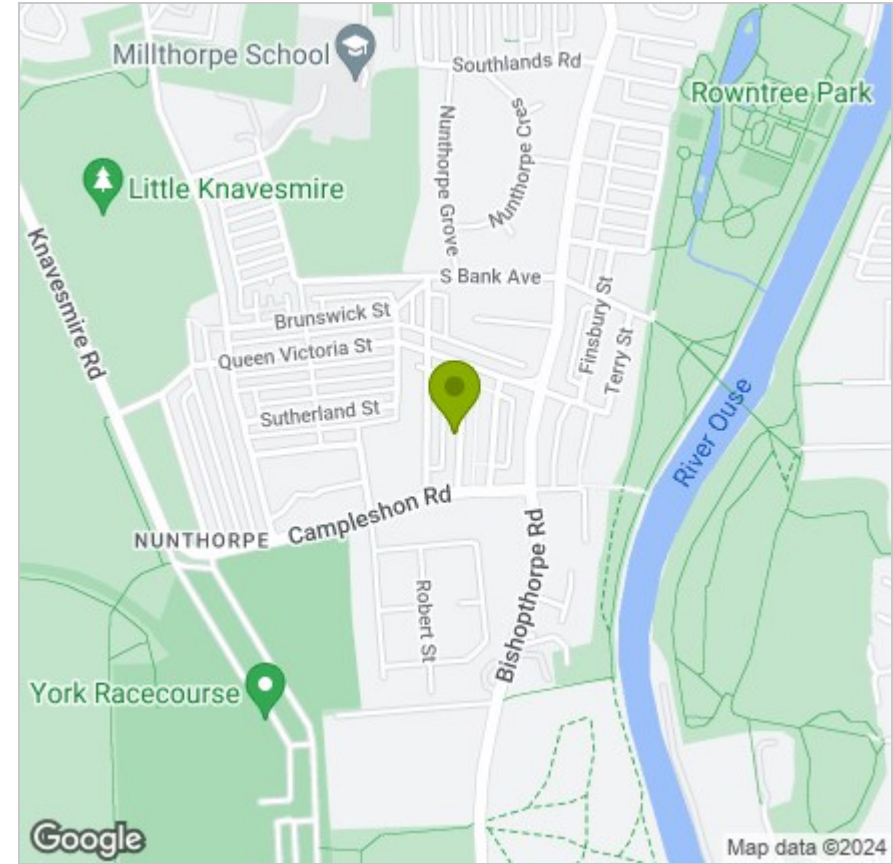
Rear walled courtyard with store and gate to service alleyway,



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.