







6 Murray Street
York, YO24 4JA
Offers Over £575,000

 4  2  3 

SIMPLY STUNNING! OFFERING OVER 1600 sq ft OF LIVING SPACE! A fabulous large, three storey four bedroom fore courted period town house with long walled rear courtyard, set in this sought after location within walking distance of York City Centre. The property has undergone a programme of renovation and refurbishment to the highest standards to provide bright and spacious living accommodation comprising entrance vestibule, large hallway, lounge with bay window and period style fireplace, separate sitting room opening through to a large dining area with French doors to garden, kitchen with full range of high quality fitted units and integrated appliances, utility room/WC. first floor landing, 3 bedrooms, family bathroom, second floor 22' x 15'5 master bedroom with en-suite shower room. To the outside is a long, walled rear courtyard with large brick store/workshop. An internal viewing of this superb period house is strongly recommended.

Entrance Vestibule

Entrance door. Tiled flooring. Opening to;

Hallway

Ceiling corning, ceiling rose, spindled staircase to first floor, under stairs storage cupboard, traditional column radiator. Tiled flooring. Panelled doors to;

Lounge

uPVC double glazed bay window to front, period style fireplace, radiator, TV point, power points. Carpet.

Sitting Room

Ceiling corning, recessed fireplace, radiator, TV point, power points. Carpet. Opening to;

Dining Area

Dining area with uPVC double glazed French doors to rear courtyard and double glazed velux windows, feature brick wall, opening through to a large;

Kitchen

High quality newly fitted units comprising Belfast sink, base and wall units, solid wood work surfaces, built in x 2 double electric self-cleaning ovens and hob with extractor above, plumbing for dishwasher and American fridge/freezer, power points, column radiator, uPVC double glazed windows to side, door to rear courtyard. Panelled door to;

Utility Room/WC

uPVC double glazed window to side, extractor fan, Belfast sink, work surfaces, plumbing for automatic washing machine, power points, low level WC.





First Floor Landing

Stairs to second floor, spindled balustrade, radiator. Carpet. Panelled doors to;

Bedroom 2

Two uPVC double glazed windows to front, radiator, power points. Carpet.

Bedroom 3

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

Bedroom 4

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

Bathroom

Three piece suite comprising bath, vanity unit housing wash hand basin, low level WC, towel rail/radiator, uPVC double glazed opaque window to side.

Second Floor Landing

Carpet. Panelled door to;

Bedroom 1

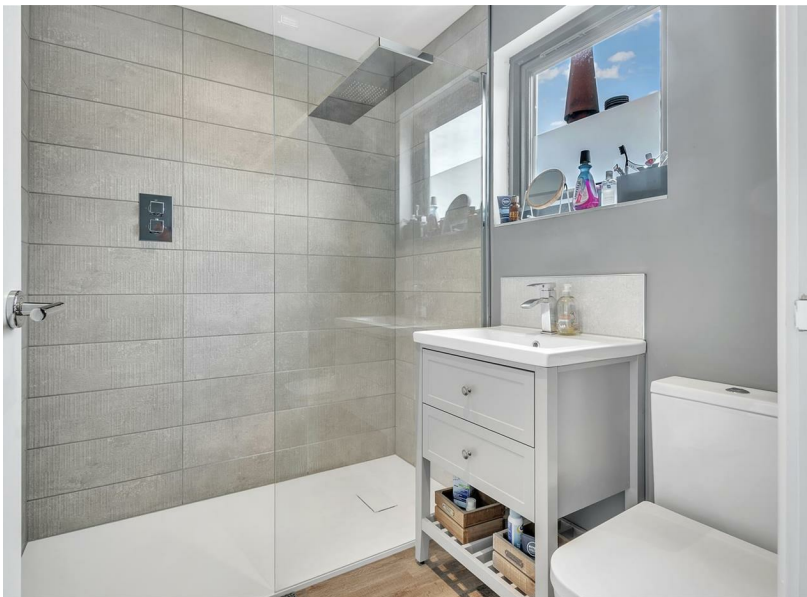
Double glazed velux window to front, uPVC double glazed French doors to rear with Juliet balcony, contemporary radiator, power points. Carpet. Door to;

En-Suite Shower Room

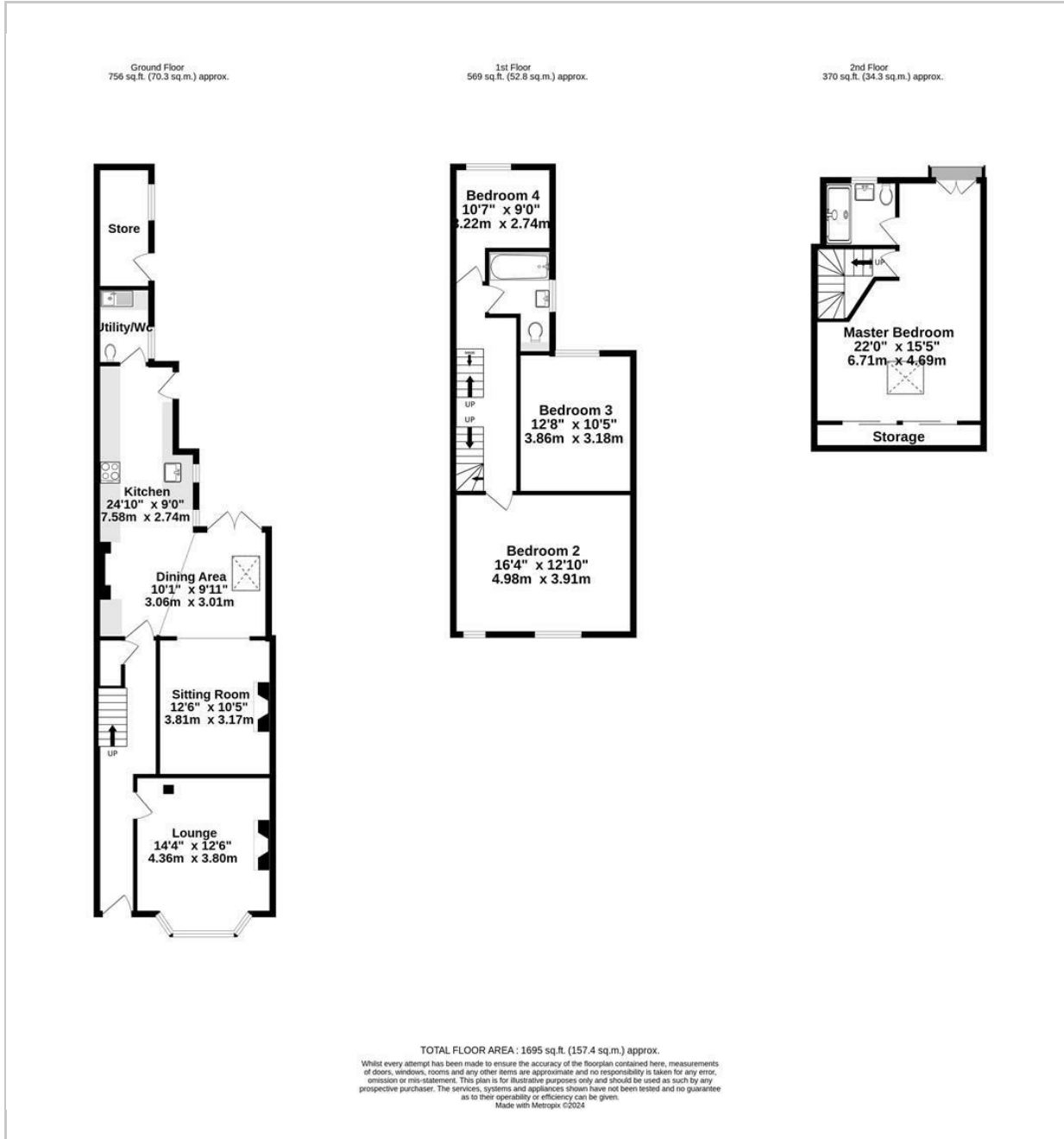
Large walk in shower cubicle with rainfall shower, vanity unit housing wash hand basin, low level WC, uPVC double glazed window to rear, contemporary radiator.

Outside

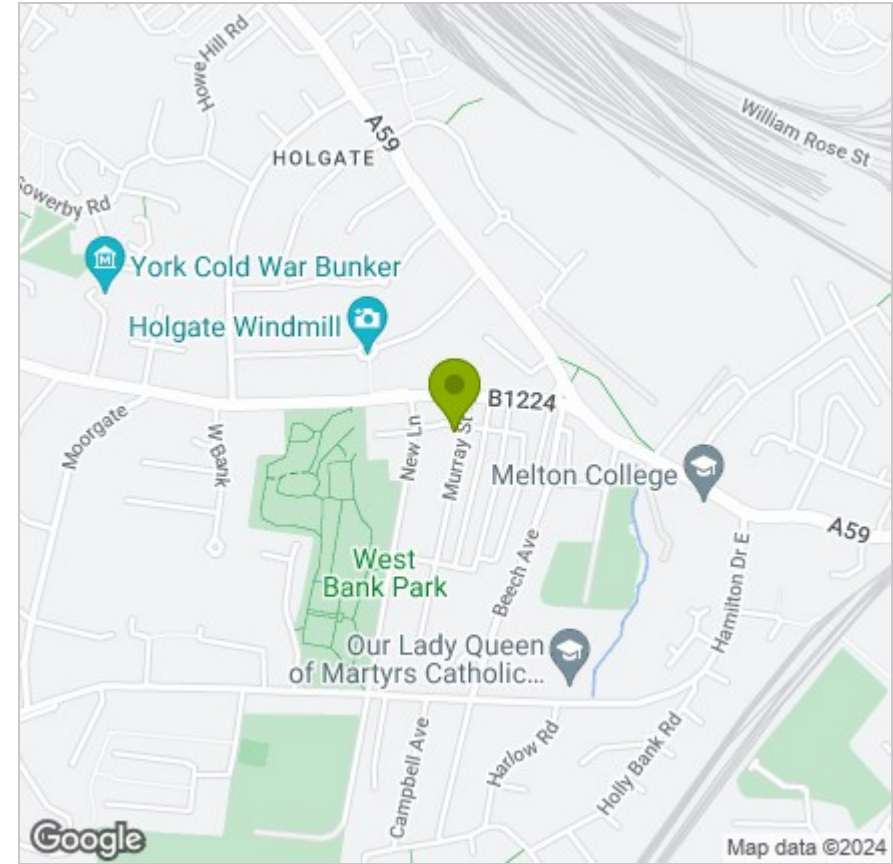
Front forecourt with wrought iron fencing and gate. Large walled rear courtyard stone paved with large brick store/workshop.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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