

NO ONWARD CHAIN! A superb opportunity to personalise and improve this wonderful three bedroom period mid terraced house located within this highly desirable area, just off Bootham and Clifton Green, therefore being close to York's historic city centre, highly regarded schools and the railway station. In need of updating but offering good size accommodation throughout, the property comprises entrance vestibule, entrance hallway, lounge with bay window, dining room, breakfast room, kitchen, first floor landing, three good size bedrooms, shower room and a separate WC. To the outside is a front forecourt whilst to the rear is a walled courtyard garden with brick stores and gate to service alleyway. An internal viewing to see the potential on offer is strongly recommended.

## **Entrance Vestibule**

Entrance door, glazed panelled door to;

## **Entrance Hallway**

Corbels, under stairs cupboard, single panelled radiator, power points, carpeted stairs to first floor. Exposed timber floorboards.

### Lounge

uPVC bay window to front, double panelled radiator, power points. Exposed timber floorboards.

## **Dining Room**

uPVC window to rear, period fireplace, single panelled radiator, power points. Exposed timber floorboards.

### **Breakfast Room**

uPVC window to side, storage cupboard, power points. Vinyl flooring.

#### **Kitchen**

Two uPVC windows to side, door to lean-to and courtyard, fitted wall and base units, stainless steel sink and draining board, power points.

















Access to loft space, storage cupboard. Exposed timber floorboards.

#### **Bedroom 1**

Two uPVC windows to front, storage cupboard, single panelled radiator, power points. Exposed timber floorboards.

#### **Bedroom 2**

uPVC window to rear, storage cupboard, single panelled radiator, power points. Carpet.

#### Bedroom 3

uPVC window to side, single panelled radiator, power points. Exposed timber floorboards.

### **Shower Room**

Opaque window to side, walk-in shower cubicle, pedestal wash hand basin, wall mounted gas combination boiler. Vinyl flooring.

## **Separate WC**

Opaque window to side, low level WC. Vinyl flooring.

#### Outside

Front forecourt with brick boundary wall. Rear walled courtyard with flower borders, brick stores and gate to service alleyway.





# **FLOOR PLAN LOCATION** CLIFTON Ground Floor 593 sq.ft. (55.1 sq.m.) approx. 1st Floor 585 sq.ft. (54.3 sq.m.) approx. Ratcliffe St Shipton Rd York Medical Group Water Lane Bedroom 3 Kitchen 10'4" x 10'0" 3.15m x 3.05m 10'4" x 10'0" 3.14m x 3.05m Burton Stone Ln Breakfast Room 10'10" x 10'0" 3.30m x 3.05m BOOTHAM Bedroom 2 Dining Room 12'5" x 10'6" 3.79m x 3.20m 3.79m x 3.20m Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs Bedroom 1 16'4" x 11'3" 4.97m x 3.42m **EPC** Lounge 13'6" x 12'6" 4.12m x 3.82m (92 plus) A 83 (69-80) (55-68) (39-54) (21-38) TOTAL FLOOR AREA: 1178 sq.ft. (109.4 sq.m.) approx. Whits very attempt has been made to ensure the accuracy of the Scorpian contained here, measurements of dones, individuols, come and any effect learn are appropriate and no sepontially of six first of any entry, omission or mis-statement. This plain is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have been tested and no guarantee as to their operability or efficiency; can be given. As to their operability or efficiency can be given. G

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Not energy efficient - higher running costs

**England & Wales** 

EU Directive

2002/91/EC