

NO FORWARD CHAIN! TWO BATHROOMS! READY TO MOVE INTO! This delightful three bedroom forecourted period property is nestled on a quiet street close to Rowntree Park and within easy walking distance of the ever popular "Bishy Road" shopping parade with its array of cafes and restaurants. Arranged over three floors this recently renovated home comprises entrance hall, living room with large window to front offering plenty of natural light, dining room, contemporary kitchen with access to the rear courtyard garden, recently fitted modern bathroom suite, first floor landing, master bedroom, single bedroom, contemporary shower room and a further second floor double bedroom. Externally there is a front forecourt whilst to the rear is an attractive courtyard garden. An early viewing on what always proves to be a popular style and location is strongly recommended.

Entrance Hallway

Entrance door, coving, skirting, carpet.

Living Room

Large uPVC bay window to front, coving, picture rail, double panelled radiator, power points, skirting, carpet.

Dining Room

uPVC window to rear, picture rail, double panelled radiator, power points, skiting, carpet.

Kitchen

Recently renovated kitchen, spotlights, uPVC window to side and door giving access to the courtyard, modern wall and base units with solid wood worktops, part tiled walls, stainless steel sink and drainer with mixer tap, integrated oven with induction hob and extractor above, wall mounted combination boiler, power points, vinyl flooring.



















Bathroom

uPVC window to side, bath with shower over, low level WC, wash hand basin set in vanity, subway tiles to walls, vinyl flooring.

First Floor Landing

Power points, skirting, carpet.

Master Bedroom

uPVC window to front, built-in shelving in alcove, picture rail, double panelled radiator, power points, skirting, carpet.

Bedroom 2

uPVC window to rear, picture rail, double panelled radiator, power points, skirting, carpet.

Shower Room

Contemporary walk-in shower cubicle with rainfall shower head, low level WC, wash hand basin set in vanity, subway tiles to walls, vinyl flooring.

Second Floor

Carpeted stairs to;

Bedroom 3

Velux, under eaves storage, double panelled radiator, power points, skirting, carpet.

Outside

Front forecourt with brick boundary wall. Rear walled courtyard with timber gate to service alley and a brick built storage shed.

FLOOR PLAN LOCATION Millthorpe School Southlands Rd 1st Floor 286 sq.ft. (26.6 sq.m.) approx. Ground Floor 401 sq.ft. (37.2 sq.m.) approx. 2nd Floor 132 sq.ft. (12.2 sq.m.) approx. Rowntree Park Nunthorpe Grove Little Knavesmire Bedroom 2 9'1" x 6'6" S Bank Ave Bedroom 3 11'11" x 11'1" 3.64m x 3.37m Finsbury Brunswick St Terry St Queen Victoria St Kitchen 9'0" x 7'2" 2.74m x 2.18m Sutherland St NUNTHORPE Campleshon Rd Bishopthorpe Rd Bedroom 1 11'11" x 10'9" 3.64m x 3.27m Sitting/Dining Room 12'11" x 11'11" York Racecourse Google Lounge 13'8" x 9'2" 4.16m x 2.79m Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 86 69 (69-80) (55-68) (39-54) TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the Booplan containment been, measurements of doors, windows, rooms and any other terms are agricommen and no responsibility to taken for any error, windows, rooms and any other terms are agricomment and no responsibility to taken for any error, and other properties purchased. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. (21-38)

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EU Directive

2002/91/EC

Not energy efficient - higher running costs

England & Wales