

FOR SALE  
Churchills  
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24 Balmoral Terrace  
York, YO23 1HS  
£375,000

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**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, skirting, 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**

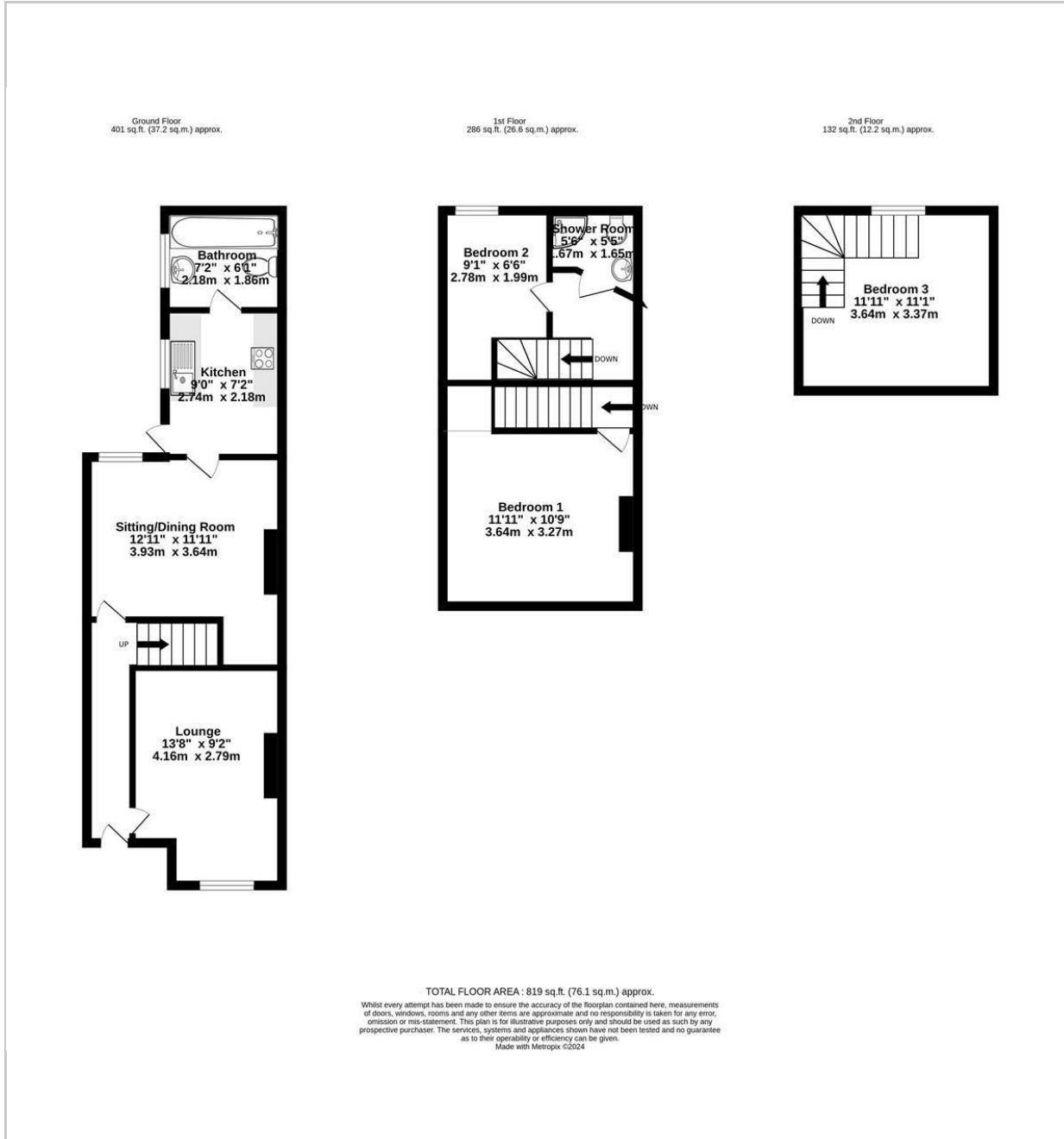
Velux, under eaves storage, double panelled radiator, power points, skirting, carpet.

### **Outside**

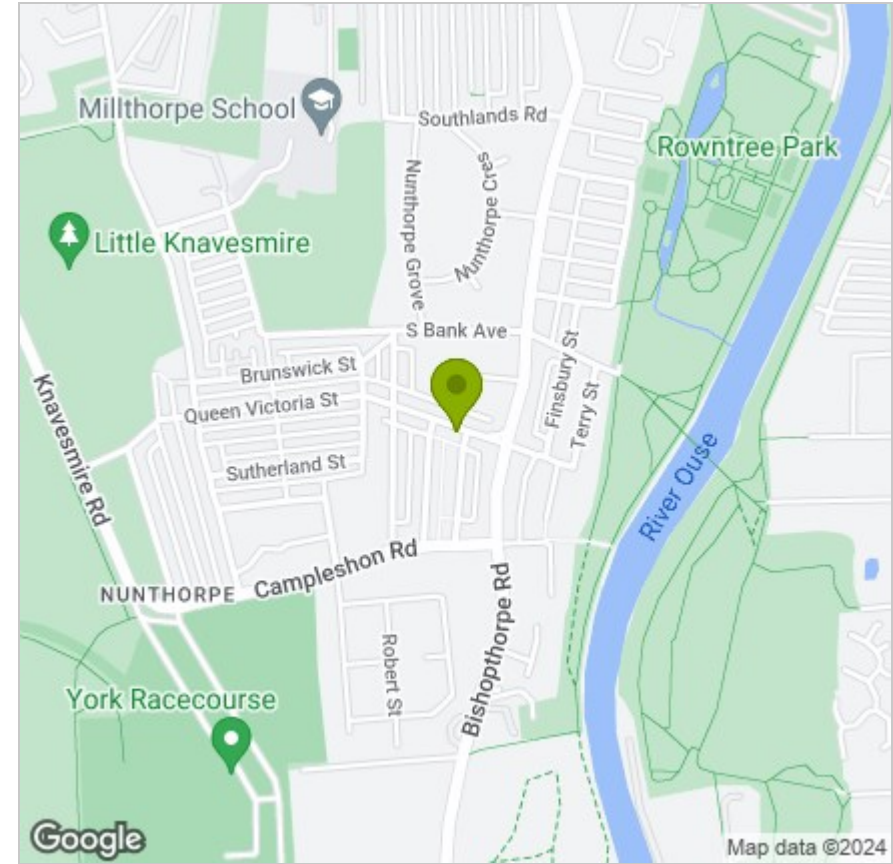
Front forecourt with brick boundary wall. Rear walled courtyard with timber gate to service alley and a brick built storage shed.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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