



22 Richardson Street
York, YO23 1JU
£495,000

 2  1  2  D

SUPERB PERIOD FORECOURTED TOWN HOUSE WITH SOUTH FACING REAR COURTYARD! Set on this highly sought after street just moments away from Rowntree Park and within close proximity of Bishopthorpe Road shopping parade, York city centre, the railway station and many popular schools and amenities. Retaining plenty of original features and with scope to extend further, this quality home is ready to view. Located on the right hand side, and therefore benefitting from a good size south facing courtyard the internal accommodation fully comprises entrance vestibule, entrance hallway, lounge with bay window, dining room, kitchen, utility, WC/cloaks, first floor galleried landing, two good sized double bedrooms, 14' four piece house bathroom and a staircase to a loft space. To the outside is a front forecourt and a rear courtyard with a 17' workshop/store. An accompanied viewing is strongly recommended to appreciate the size and scope on offer.



Entrance Vestibule

Entrance door, dado rail. Fitted matt. Glazed door to;

Entrance Hallway

Coving, corbels, dado rail, single panelled radiator, staircase to first floor. Wood flooring.

Lounge

Slide sash bay window to front with panelling, ceiling rose, coving, picture rail, open fire with surround and tiled hearth, double panelled radiator, TV point, power points. Wood flooring.



Dining Room

Slide sash window to rear, ceiling rose, coving, living flame gas fire and surround, double panelled radiator, power points. Wood flooring.

Kitchen

Slide sash window to side and door to courtyard, fitted wall and base units with counter tops, inset one and a half sink with drainer, freestanding dual fuel cooker, power points. Tiled flooring.



Utility Room

Base units, plumbing and power for washing machine, power points. Tiled flooring.





WC/Cloaks

Window to rear, wall mounted gas combination boiler, wash hand basin, low level WC.

First Floor Landing

Feature slide sash window to side, power points, staircase to loft area. Carpet.

Bedroom 1

Two slide sash windows to front, coving, fitted wardrobe, two double panelled radiators, power points. Carpet.

Bedroom 2

Slide sash window to rear, period fireplace, single panelled radiator, power points. Carpet.

Bathroom

Opaque slide sash window to rear, walk-in double size corner shower cubicle, freestanding roll top bath with mixer tap, pedestal wash hand basin, low level WC, period fireplace, heated towel rail, extractor fan. Timber floorboards.

Second Floor Landing

Velux. Carpet. Door to:

Loft

Veluxes to front and rear, eaves storage, double panelled radiator, power points. Carpet.

Outside

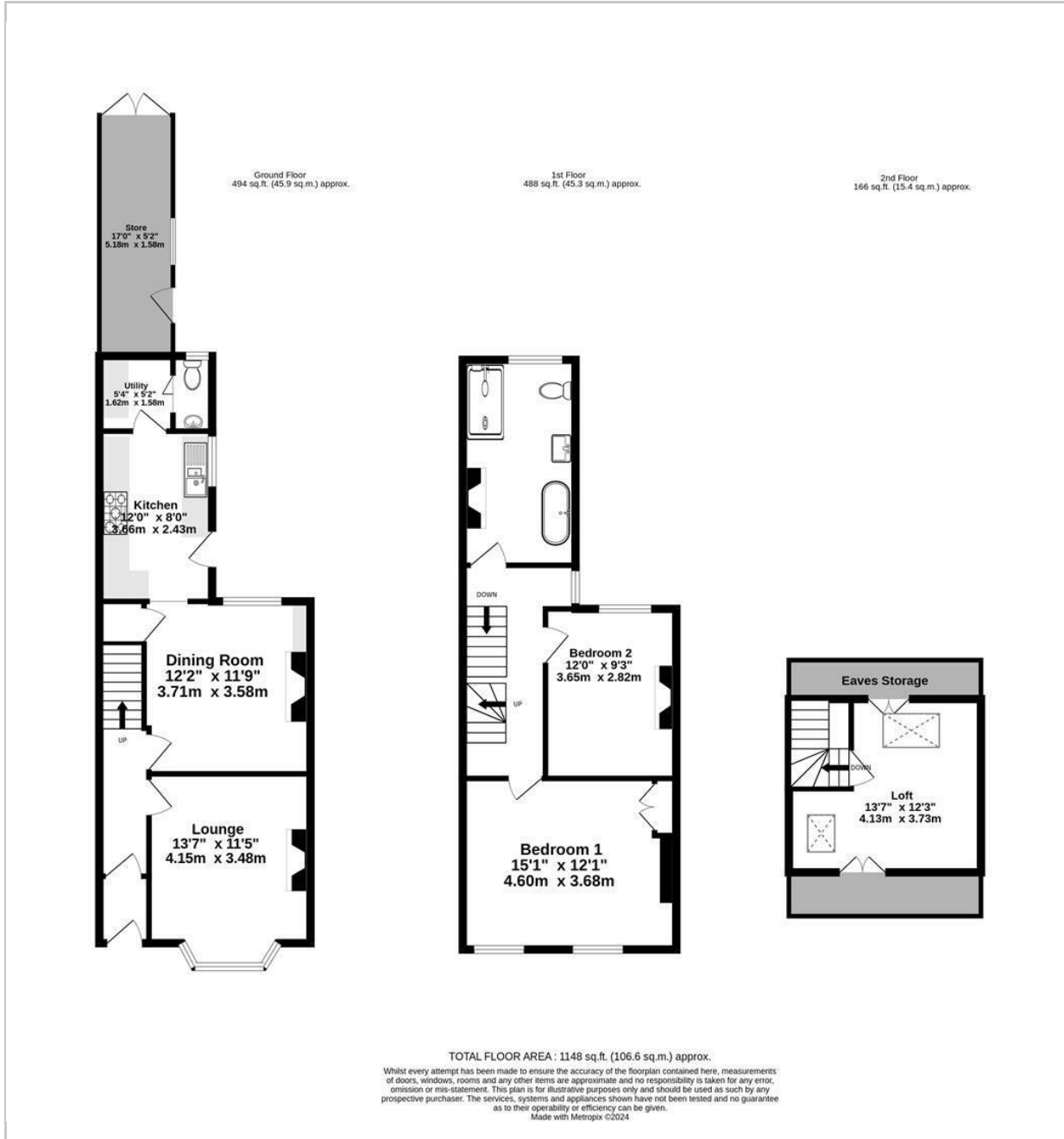
Front forecourt with brick boundary wall. South facing rear walled courtyard with timber gate to service alleyway, flower borders, outside tap and light.

Workshop

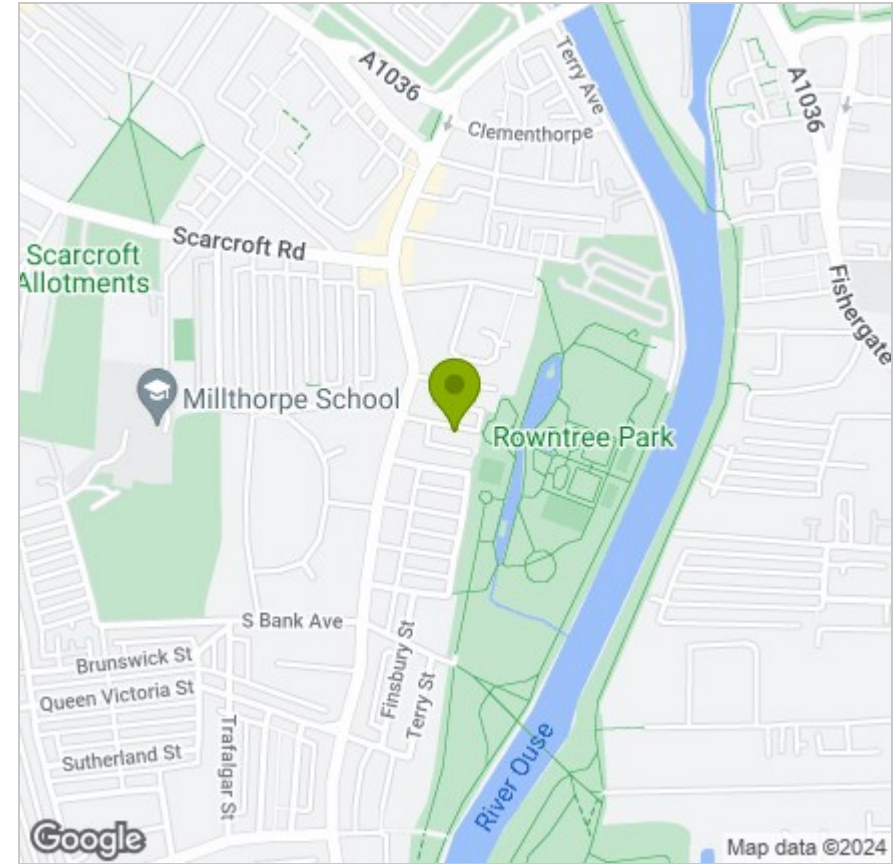
Double doors to alleyway, window and door to side, power and lighting.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(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.