



80 Newborough Street  
York, YO30 7AT  
£270,000

We are delighted to bring to the market, this large 2 bedroom period terrace house in a sought after location just off Bootham within a short walk of the city centre. The property provides tastefully presented living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, lounge, separate dining room, modern fitted kitchen, galleried landing, 2 double sized bedrooms and first floor bathroom/w.c. Good sized rear courtyard. An internal viewing is highly recommended.

### Entrance Hallway

### Lounge

11'6" x 10'11" (3.52m x 3.35m)

### Dining Room

12'9" x 10'11" (3.91m x 3.35m)

### Kitchen

10'11" x 7'3" (3.35m x 2.21m)

### Bedroom 1

14'2" x 11'6" (4.32m x 3.53m)

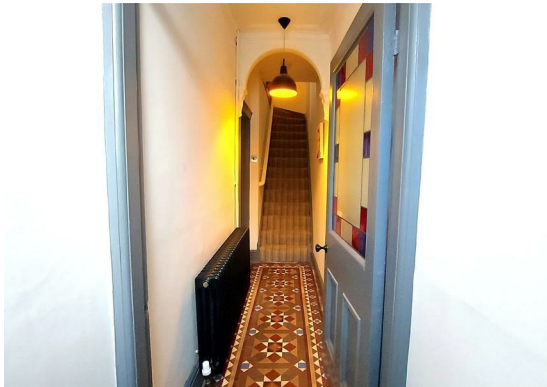
### Bedroom 2

12'9" x 8'11" (3.91m x 2.74m)

### Bathroom

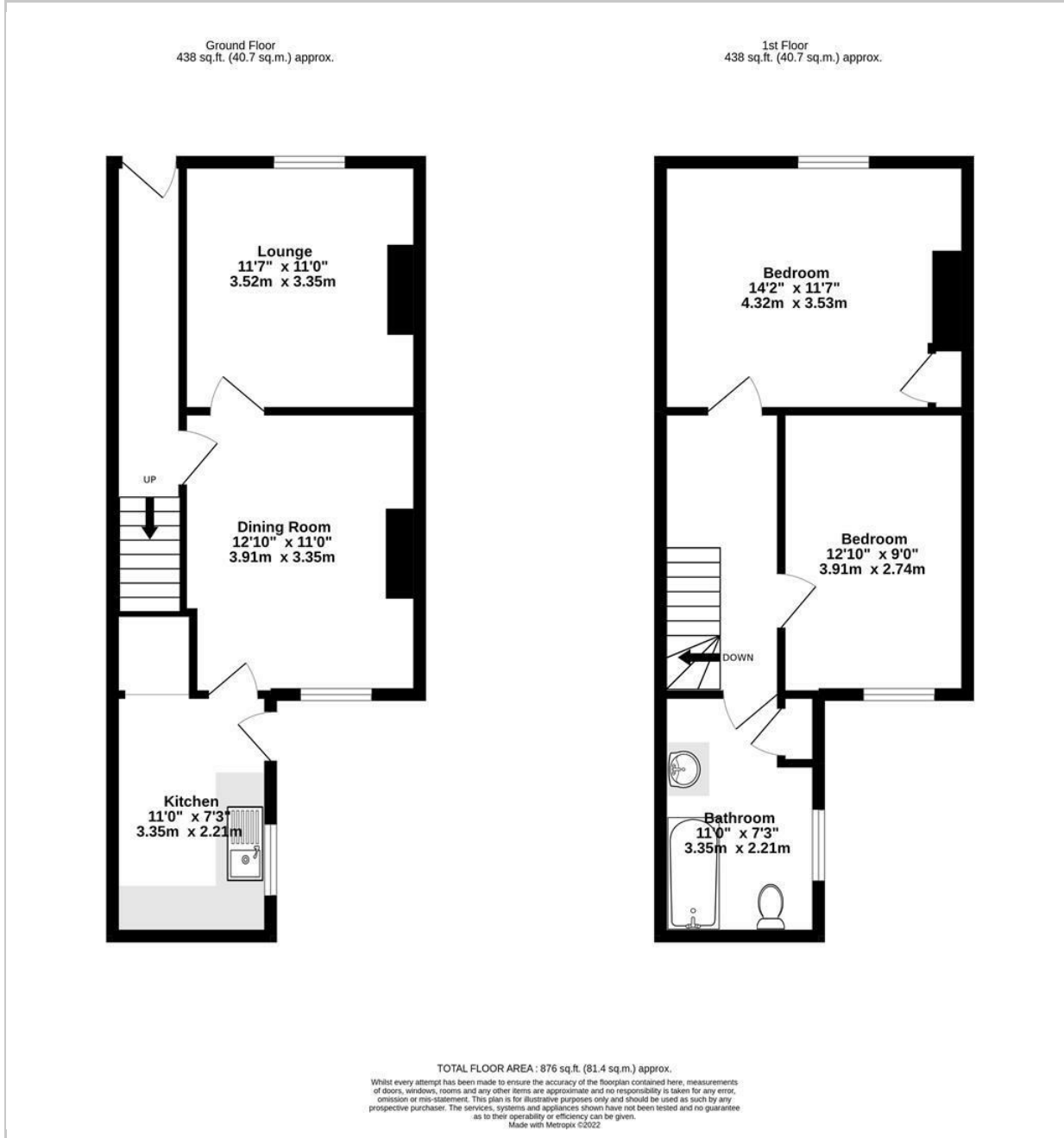
10'11" x 7'3" (3.35m x 2.21m)

### Rear Courtyard

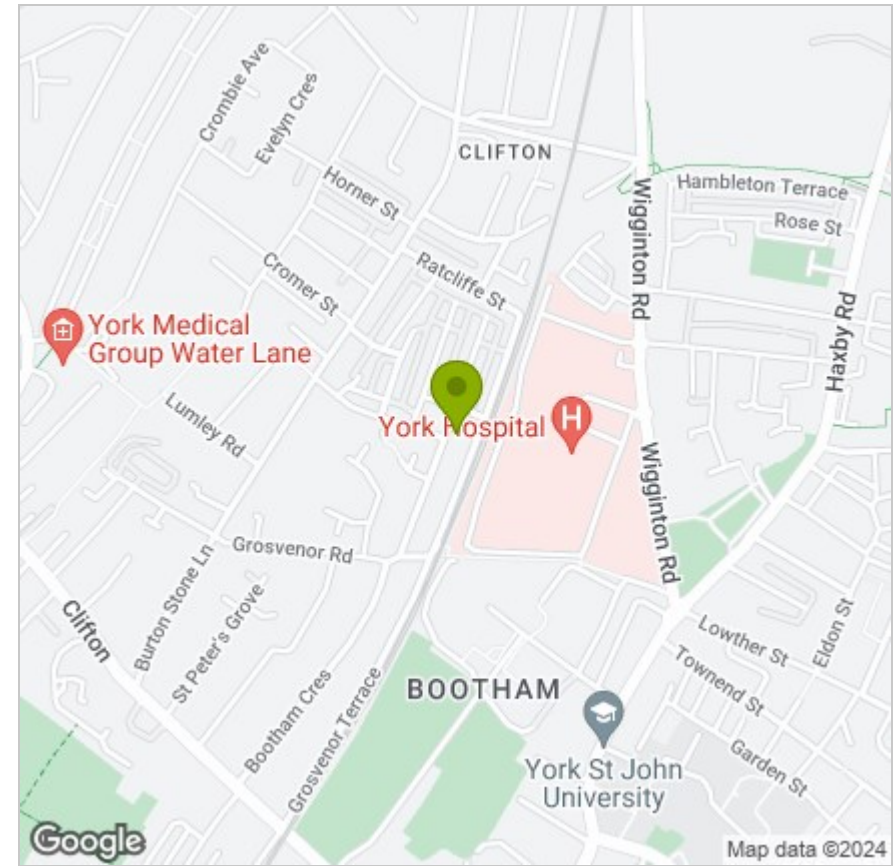




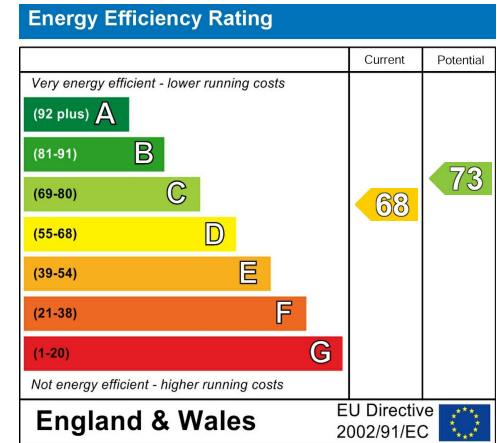
## FLOOR PLAN



## LOCATION



## EPC



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