



29 Farndale Street
York, YO10 4BR
Guide Price £350,000

NO ONWARD CHAIN - SOUTH FACING REAR COURTYARD - READY TO MOVE INTO! This gorgeous two double bedroom mid terrace house is situated on this quiet street just off Fishergate convenient for York city centre, Fulford and the river Ouse. Upgraded and maintained by the current Vendors to an exceptional standard throughout, this bright and airy property is sure to appeal to owner occupiers as well as investors. It fully comprises lounge, dining kitchen, first floor landing, two good size double bedrooms and a three piece bathroom suite. To the outside is a superb rear courtyard garden with sitting areas and a useful brick store. An internal viewing of this fabulous home is highly recommended.

Lounge

Entrance door, uPVC window to front with shutters, open fire with surround, double panelled radiator, TV point, power points. Carpet.



Dining Kitchen

uPVC window to rear, door to courtyard, wall and base units with quartz work tops, sink with mixer tap, integrated AEG oven and induction hob, Hotpoint washing machine and fridge, column radiator, power points, carpeted stairs to first floor, under stairs storage cupboard. Oak flooring.

First Floor Landing

Storage cupboard, power points. Carpet. Doors to;



Bedroom 1

uPVC window to rear, storage cupboard, period fireplace, double panelled radiator, power points. Carpet.

Bedroom 2

uPVC window to front, period fireplace, double panelled radiator, power points. Carpet.





Bathroom

uPVC window to front, roll top bath with shower over, wash hand basin with Oak vanity below, low level WC, part tiled walls, towel rail/radiator, extractor fan. Tiled flooring.

Outside

Rear Courtyard

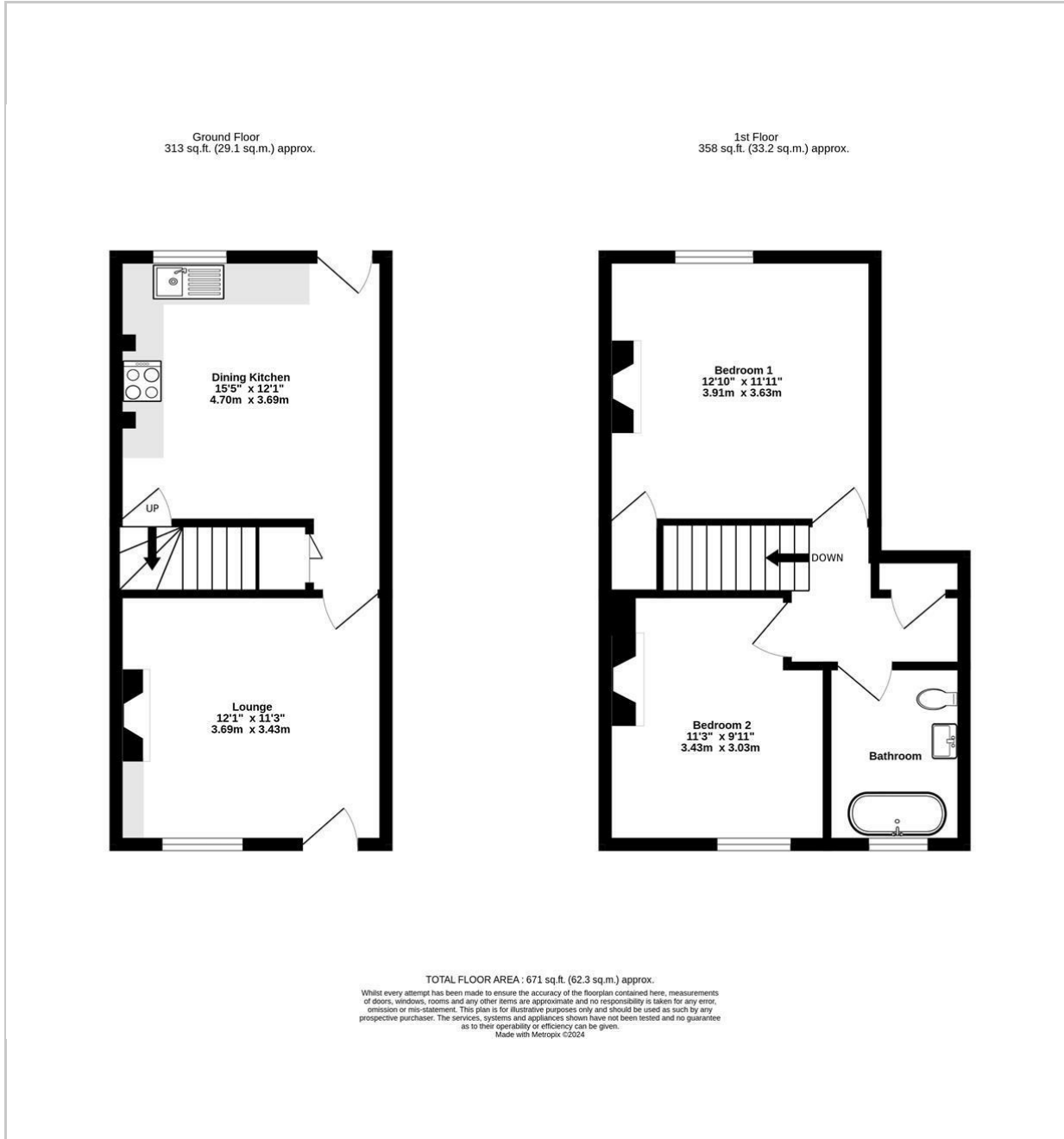
Lovely rear paved courtyard with brick boundary wall, good size brick store with power and lighting and gate to shared alleyway.

Further Details:

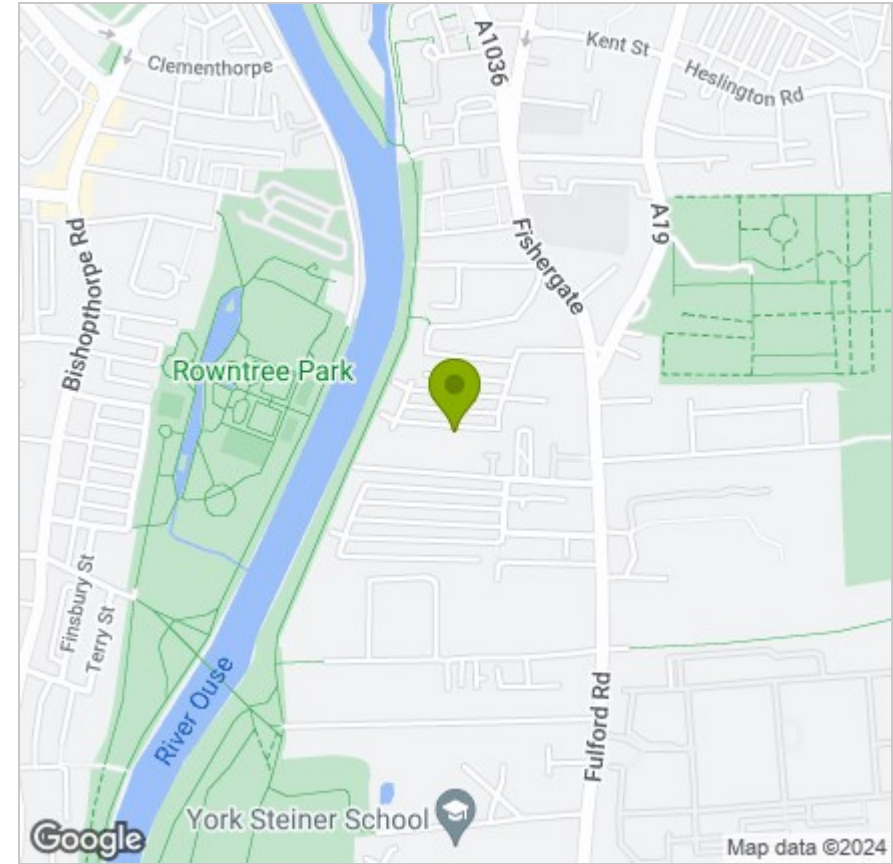
Home alarm security system



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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