



11 Balmoral Terrace  
York, YO23 1HR  
Guide Price £400,000

 3  1  2  D



A QUALITY THREE/FOUR BEDROOM EXTENDED TERRACE HOUSE LOCATED IN THE HEART OF YORK'S SOUGHT AFTER SOUTH BANK. Convenient for York city centre and the railway station as well as Rowntree Park and the Kanvesmire. This property is ready to move into and is updated and maintained to a very high standard throughout and comprises entrance vestibule, entrance hallway, lounge with bay window, dining room, 17' kitchen, first floor galleried landing, two double bedrooms, superb four piece house bathroom suite and a second floor landing with a further double bedroom and an additional room currently used as a dressing room. To the outside is a front forecourt whilst to the rear is a walled courtyard with storage shed and gate to service alleyway as well as decked and paved areas. An internal viewing of this terrific property is highly recommended.

### Entrance Vestibule

uPVC entrance door. Mosaic tiling. Door to;

### Entrance Hall

Double panelled radiator, carpeted stairs to first floor. Mosaic tiling.

### Lounge

11'1 x 10'8 plus bay (3.38m x 3.25m plus bay )  
uPVC double glazed bay window to front, ceiling coving, picture rail, open fire with hearth and surround, storage cupboards, radiator, power points, TV point. Carpet.

### Dining Room

13'10 x 12'6 (4.22m x 3.81m )  
uPVC double glazed window to rear, open fire with hearth and surround, radiator, power points. Laminate wood flooring.

### Kitchen

17'7 x 8'1 (5.36m x 2.46m)  
Two uPVC double glazed windows to side, door on to courtyard, fitted wall and base units incorporating counter top stainless steel sink with mixer tap, gas hob., electric oven, space for other appliances, plumbing for washing machine, double panelled radiator, power points. Tiled flooring.

### First Floor Landing

Power points, Carpeted stairs to second floor. Doors leading to;







### **Bedroom 1**

14'2 x 11'6 (4.32m x 3.51m )

uPVC double glazed window to front, feature fire with surround, double panelled radiator, power points, storage cupboard. Carpet.

### **Bedroom 2**

12'7 x 8'6 (3.84m x 2.59m)

uPVC double glazed window to rear, feature fire with surround, double panelled radiator, power points, fitted wardrobe. Carpet.

### **Bathroom**

8'3 x 7'10 (2.51m x 2.39m )

Walk in mains shower cubicle, feature freestanding bath with mixer tap, pedestal wash hand basin, low level WC, uPVC double glazed opaque window to rear, towel rail/radiator, part tiled walls, extractor fan. spotlights. Tiled flooring.

### **Second Floor Landing**

uPVC double glazed window to rear. Carpet.

Door to;

### **Bedroom 3**

11'1 x 8'8 (3.38m x 2.64m)

Velux window to front, double panelled radiator, built in wardrobes, storage, power points. Carpet.

### **Dressing Room/Study**

uPVC double glazed window to rear, fitted wardrobes, double panelled radiator, power points. Carpet.

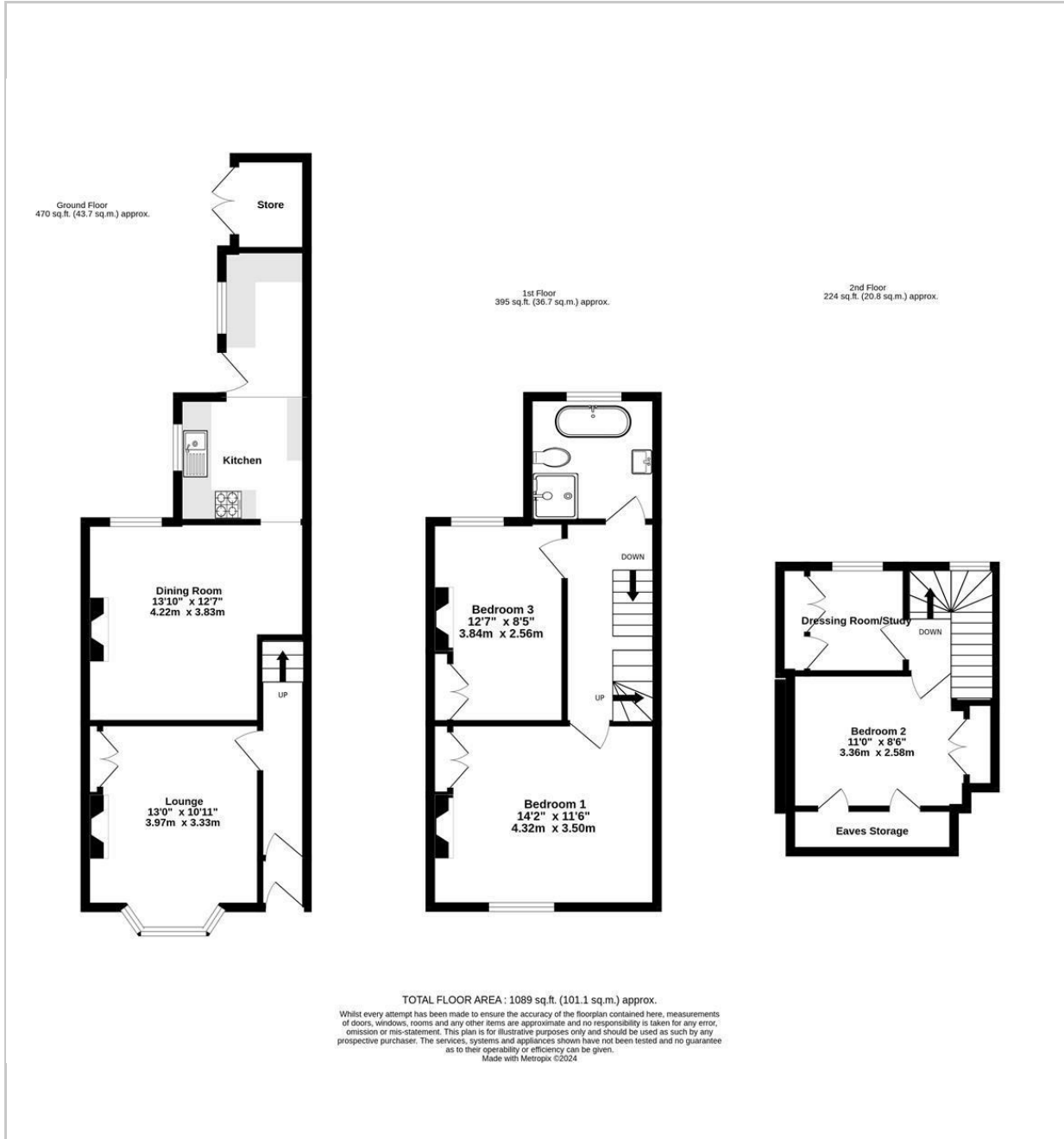
### **Outside**

Rear walled courtyard with storage area, tiled floor and gate to service alley.

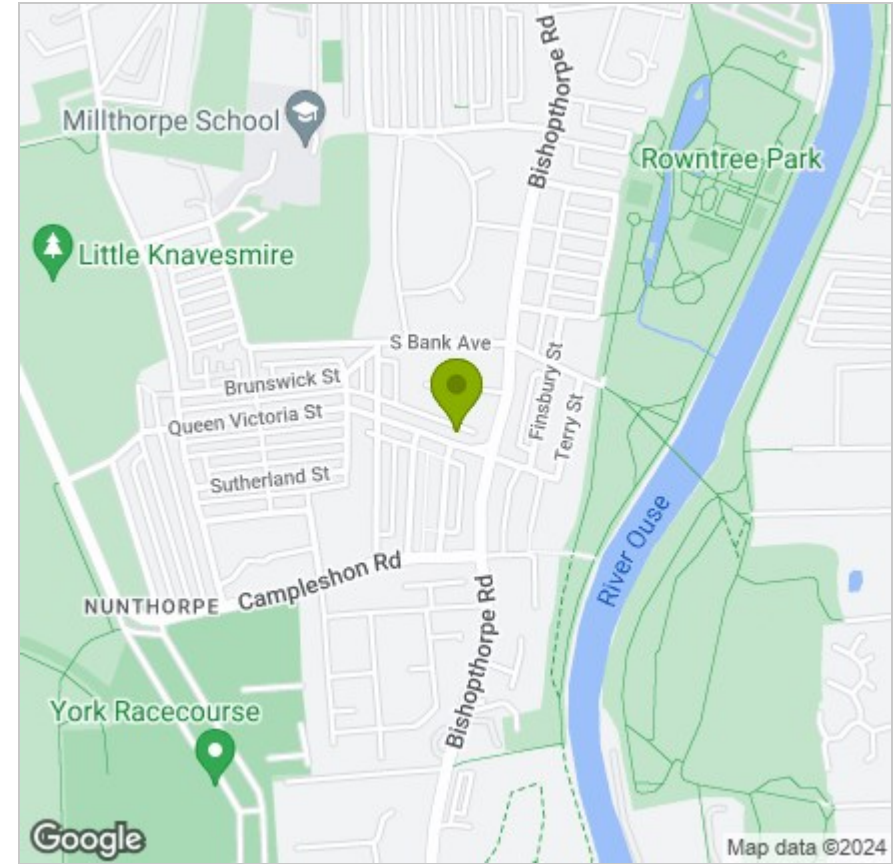




# FLOOR PLAN



# LOCATION



# EPC

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           | <b>77</b> |
| (55-68) <b>D</b>                            |                         | <b>56</b> |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | 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.