



11 Alma Terrace
York, YO10 4DQ
£410,000

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A QUALITY THREE BEDROOM, THREE STOREY BAY FRONTED MID TERRACE HOUSE WITH SOUTH FACING PRIVATE COURTYARD. Located on this sought after street within the popular area of Fulford, conveniently positioned for York city centre, the river Ouse and within easy access to highly regarded schools and amenities. This well cared for house has been upgraded and extended by the current owners to a very good standard throughout whilst still retaining a good degree of charm and character. The bright and airy living accommodation comprises entrance hallway, lounge with bay window, dining room, breakfast kitchen, first floor galleried landing, two double bedrooms, large three piece bathroom and a second floor with a third bedroom. To the outside is a gated front forecourt and a rear south facing courtyard with timber gate to the service alleyway. An internal viewing is strongly recommended.



Entrance Hall

Entrance door, dado rail, carpeted stairs to first floor, single panelled radiator. Original Victorian tiled flooring. Panelled door to:

Lounge

uPVC bay window to front, ceiling rose, coving, picture rail, two double panelled radiators, open fire with surround and hearth, TV point, power points. Carpet. Glazed double doors to:



Dining Room

Ceiling rose, coving, picture rail, double panelled radiator, power points. Carpet. Glazed double doors to:



Breakfast Kitchen

Double glazed window to rear and door onto courtyard, fitted wall and base units with counter tops, stainless steel sink and drainer with mixer tap, freestanding dual fuel range oven, integrated slimline dishwasher, space and plumbing for appliances, wall mounted gas combination boiler, power points. Vinyl flooring.





First Floor Landing

Power points. carpeted stairs to second floor. Carpet. Doors to:

Bedroom 1

uPVC window to front, period fireplace, double panelled radiator, power points. Exposed timber floorboards.

Bedroom 2

uPVC window to rear, picture rail, double panelled radiator, power points. Carpet.

Bathroom

uPVC window to side, panelled bath with electric shower over, pedestal wash hand basin, low level WC, towel rail/radiator, extractor fan. Vinyl flooring.

Second Floor Landing

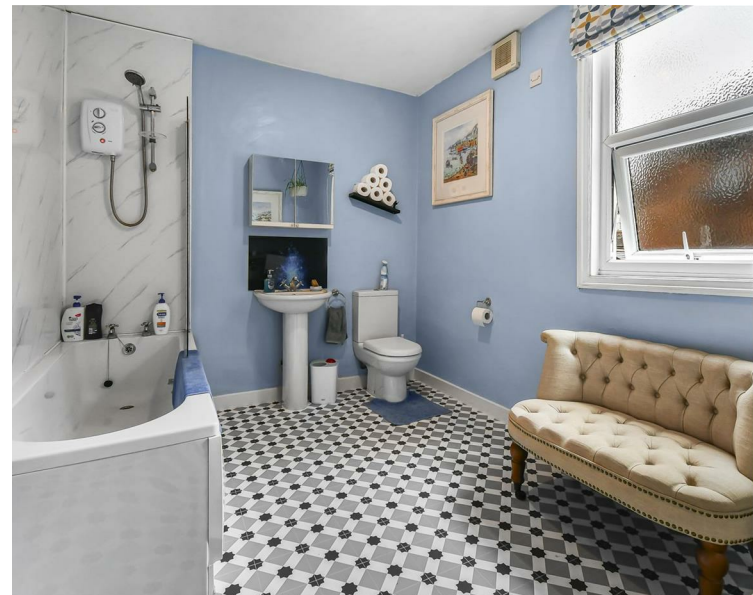
Velux. Carpet. Door to:

Bedroom 3

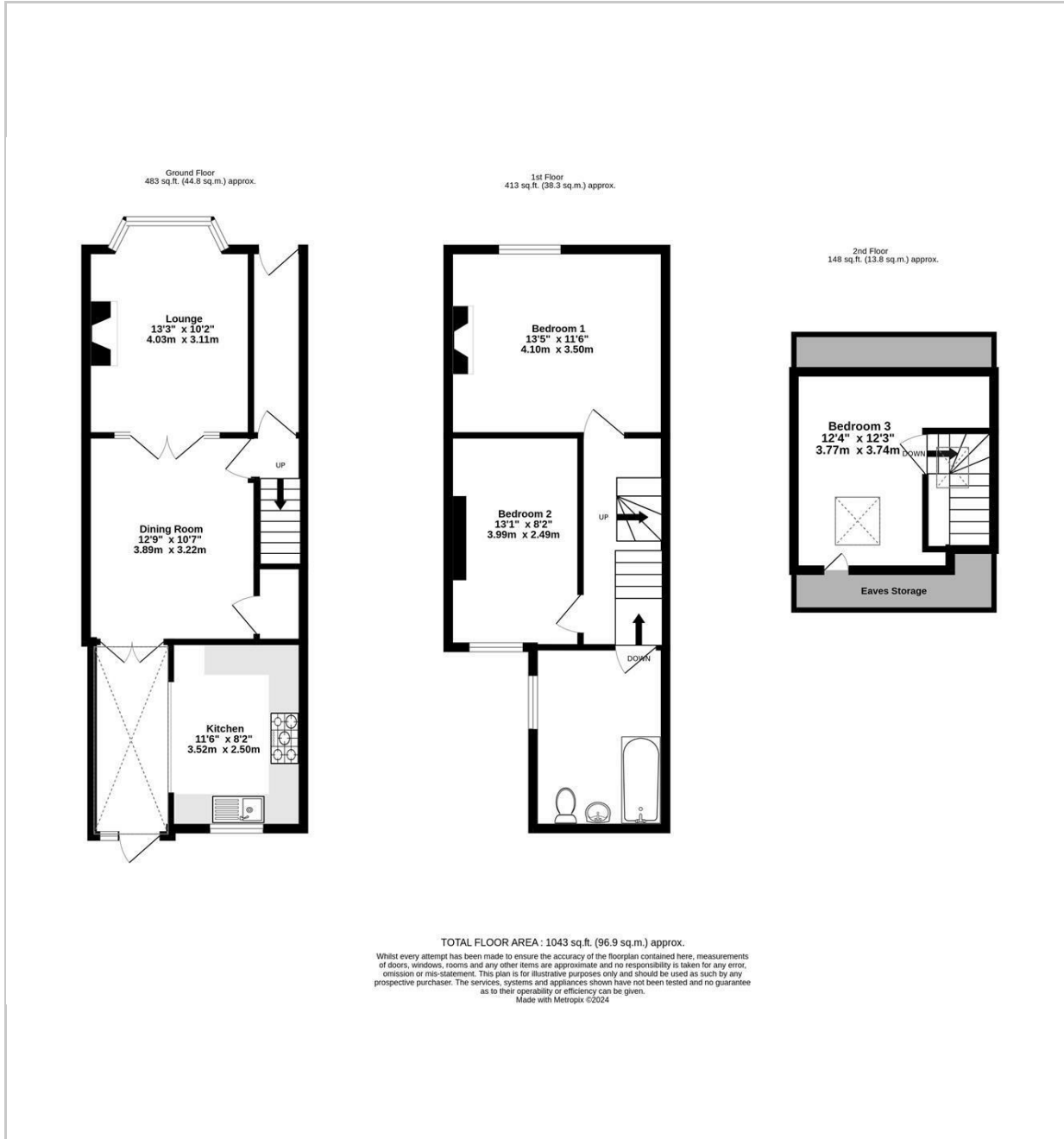
Velux to rear, double panelled radiator, power points, eaves storage. Carpet.

Outside

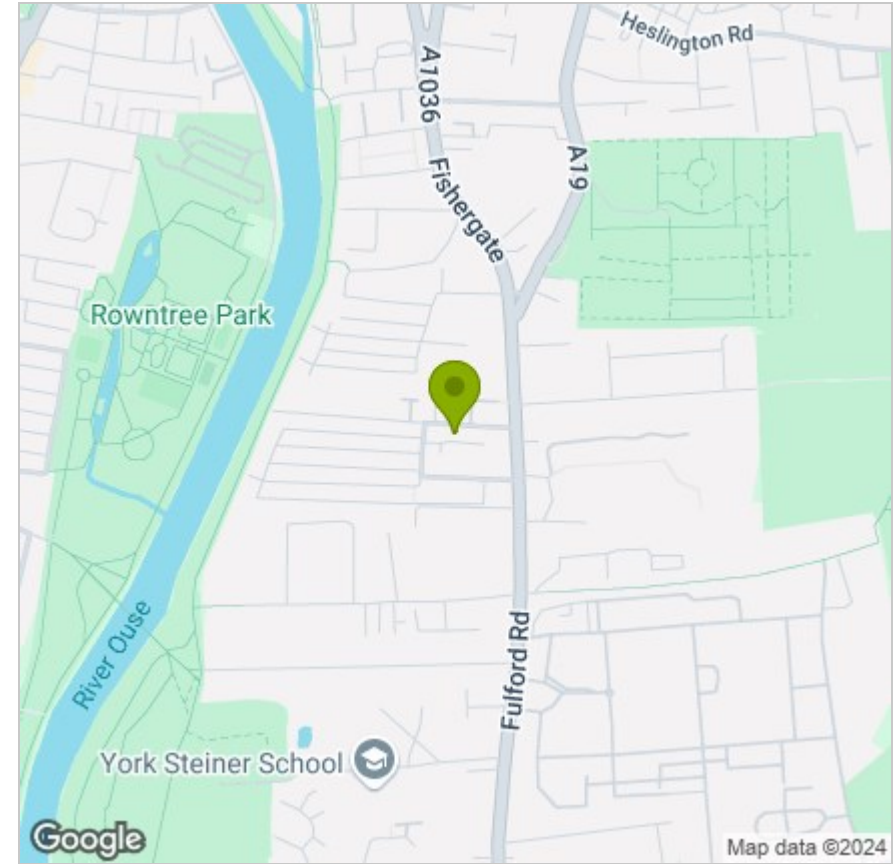
Traditional front forecourt with gate. Rear walled courtyard with quarry tiles and gate to service alleyway.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(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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