



71 Sutherland Street  
York, YO23 1HG  
Guide Price £285,000

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NO ONWARD CHAIN - A LARGER THAN AVERAGE TWO BEDROOM PERIOD MID TERRACE HOUSE SET IN THIS HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE RACEOURSE AND CONVENIENT FOR POPULAR LOCAL AMENITIES. The property provides bright and well presented living accommodation with the benefit of gas central heating, uPVC double glazing and comprises entrance hall, lounge, separate dining room, a really useful under stairs space with telephone point ideal for a desk, kitchen with modern fitted units, two first floor double bedrooms and a large four piece bathroom suite. There is a hatch in the front bedroom with access to the loft using a pull down ladder of strong wooden steps that easily fold down or can be tucked away out of sight. The loft itself has electricity and is boarded out giving the opportunity to further increase the already generous living space. To the outside is a good sized walled rear yard for al fresco dining. An internal viewing is highly recommended.



### Entrance Hall

### Dining Room

10'10 x 9'1 (3.30m x 2.77m)

### Lounge

13'3 x 12'3 (4.04m x 3.73m)

### Kitchen

10'5 x 7'2 (3.18m x 2.18m)

### Landing

### Bedroom

12'3 x 10'10 (3.73m x 3.30m)

### Bedroom 12'3 x 10'2

12'3 x 10'2 (3.73m x 3.10m)

### Bathroom

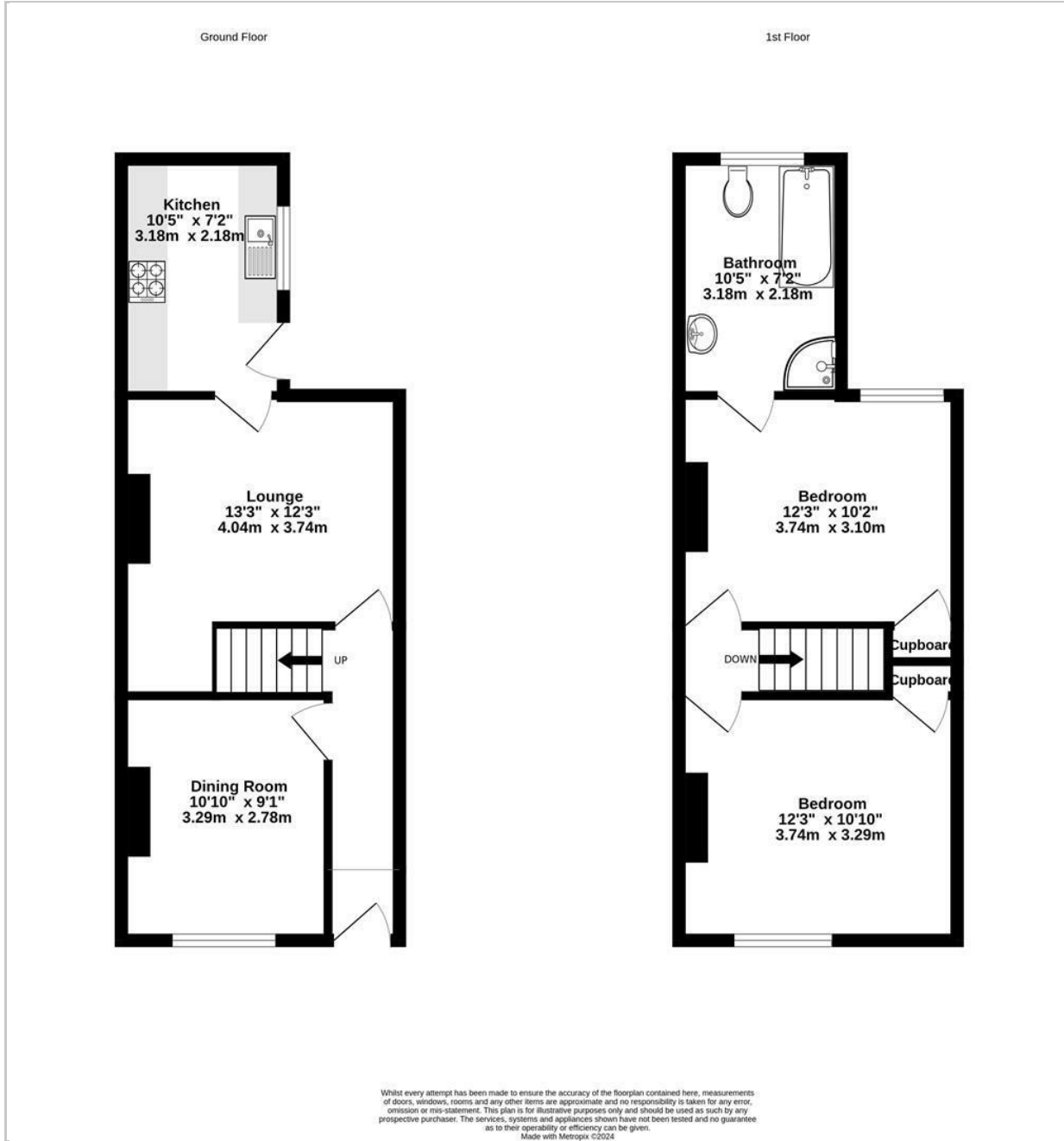
10'5 x 7'2 (3.18m x 2.18m)







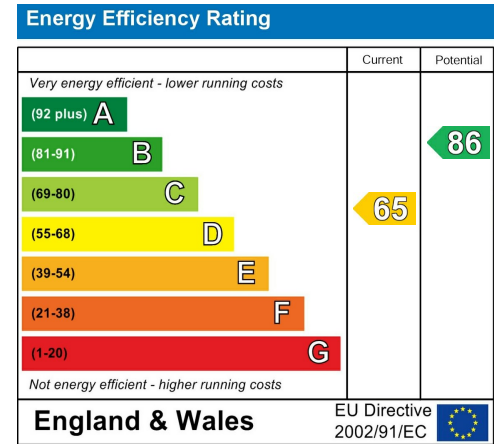
# FLOOR PLAN



# LOCATION



# EPC



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