



8 Farndale Street  
York, YO10 4BP  
**£375,000**

 2  1  2 

An impressive 2 bed period terrace house with galleried landing located within this highly desirable and quiet residential street just off Fishergate and with easy walking access along the River Ouse into York City Centre served locally by shops, schools and amenities. Benefiting from uPVC slide sash windows, modern gas central heating and period entrance hallway, the bright and airy accommodation comprises; hallway, lounge, dining room, fully fitted kitchen, utility, wc/cloaks, first floor landing, two first floor double bedrooms and 4 piece house bathroom, to the outside is a rear walled courtyard with storage area as well as gate to service alleyway, an internal viewing of this superb property is highly recommended.

### Entrance Hall

Entrance door, ceiling coving. Mosaic tiled flooring.

### Lounge

Sliding sash windows to front and uPVC sliding sash window to rear, ceiling cornicing, ceiling coving, multi-fuel log burner, two traditional radiators, TV point, power points. Oak effect laminate flooring.

### Kitchen

uPVC sliding sash window to side, ceiling cornicing, fitted wall and base units incorporating solid oak work tops, ceramic sink with mixer tap, integrated fridge freezer and dishwasher, oven with gas hob above and extractor fan over. Oak effect laminate flooring.

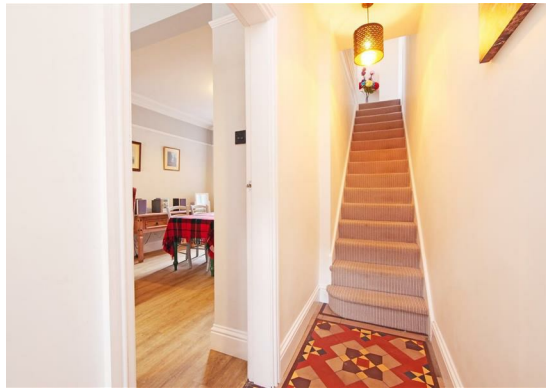
### Utility Room

Fitted cupboards, velux window, wall mounted combi boiler.

### WC

uPVC window to side, wash hand basin, low level WC.

### First Floor Landing





### **Bedroom 1**

Two uPVC slide sash windows to front, ceiling coving, picture rail, double panelled radiator, power points, original cupboard. Original floorboards.

### **Bedroom 2**

uPVC slide sash window to rear, ceiling coving, single panelled radiator, power points, cupboard. Original floorboards.

### **Bathroom**

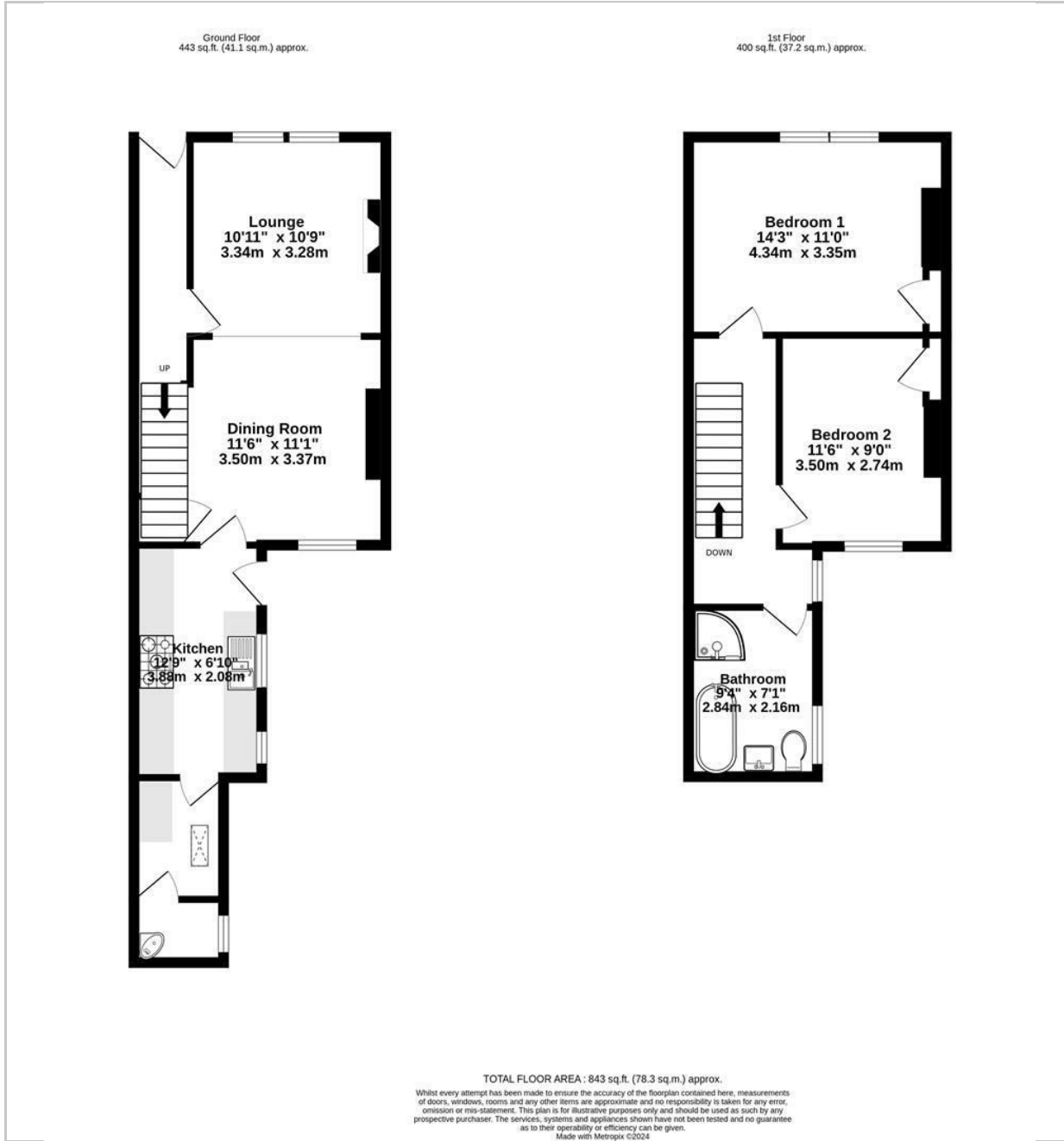
Wood framed sash window to side, slipper bath, walk in shower cubicle, wash hand basin, low level WC, traditional radiator. Original floorboards.

### **Outside**

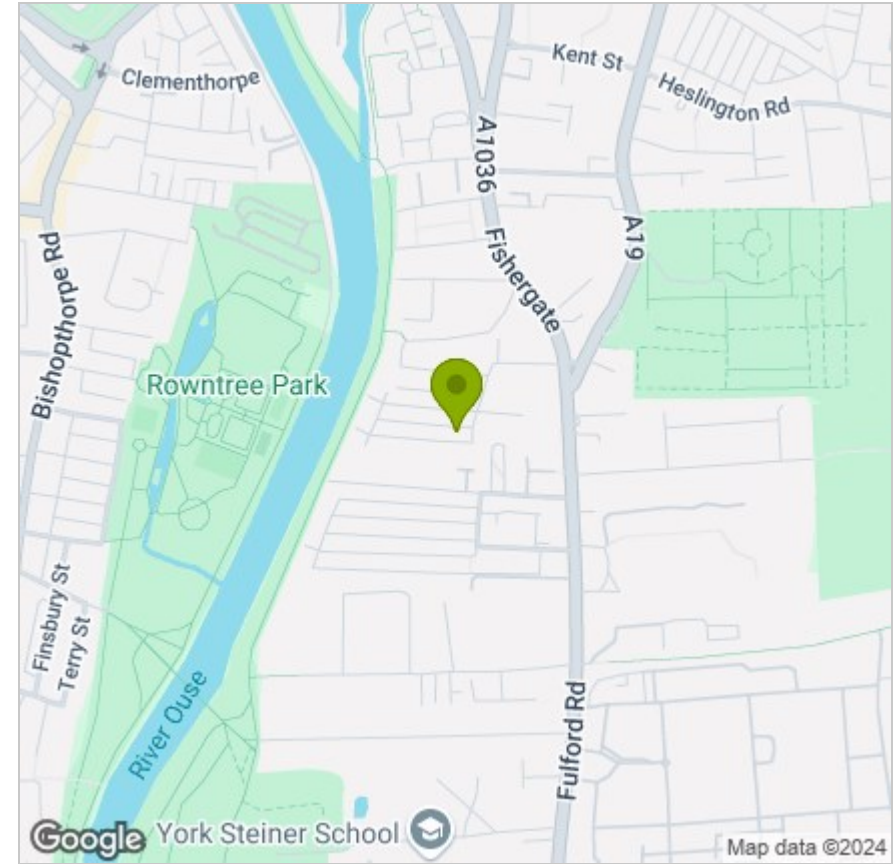
Rear courtyard garden with brick storage and timber shed.




# 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>		
(55-68) <b>D</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 	

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