



57 Queen Victoria Street, York, YO23 1HW

£230,000



57 Queen Victoria Street, York, YO23 1HW

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A FABULOUS PERIOD MID TERRACE PROPERTY LOCATED IN YORK'S POPULAR SOUTH BANK AREA! Churchills are delighted to offer for sale this superb two double bedroom home perfectly suited for investors or first time buyers alike with modern gas central heating and uPVC double glazing throughout. The bright and airy living accommodation briefly comprises lounge, inner hallway, dining room with feature fire opening to kitchen with fitted units, rear hall, three piece bathroom suite and first floor landing with two double bedrooms. To the outside is a pretty rear walled courtyard with gate to service alley. An internal viewing of this property is highly recommended.

Description

Lounge

uPVC entrance door and window to front, single panelled radiator, carpets, coving, power points

Inner Hallway

Vinyl flooring, carpeted stairs to first floor

Dining Room

Double panelled radiator, glazed door to rear courtyard, feature range fire, vinyl flooring, power points, storage cupboard, understairs cupboard

Kitchen

Fitted wall and based units with countertop, one and a half stainless steel sink and draining board with mixer tap. space for appliances, vinyl flooring, power points, recessed spotlights, uPVC window to side

Rear Hall

Wall mounted Gas combination boiler, plumbing for washing machine, vinyl flooring, power points

Bathroom

Opaque uPVC window to side, panelled bath with mains fed shower over, low level WC, wash hand basin with storage, single panelled radiator, part tiled walls, tiled flooring

First Floor Landing

Carpeted floors, panelled door to;

Bedroom 1

uPVC window to front, single panelled radiator, carpeted flooring, storage cupboard, power points

Bedroom 2

uPVC window to rear, single panelled radiator, carpeted flooring, power points, loft access

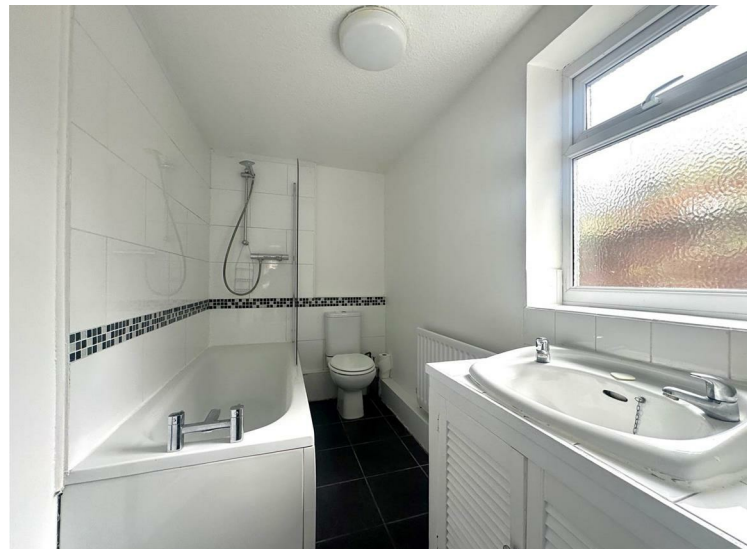
Outside

Gravel and paved areas with flower border, brick boundary wall, outside tap, gate to service alleyway and storage area

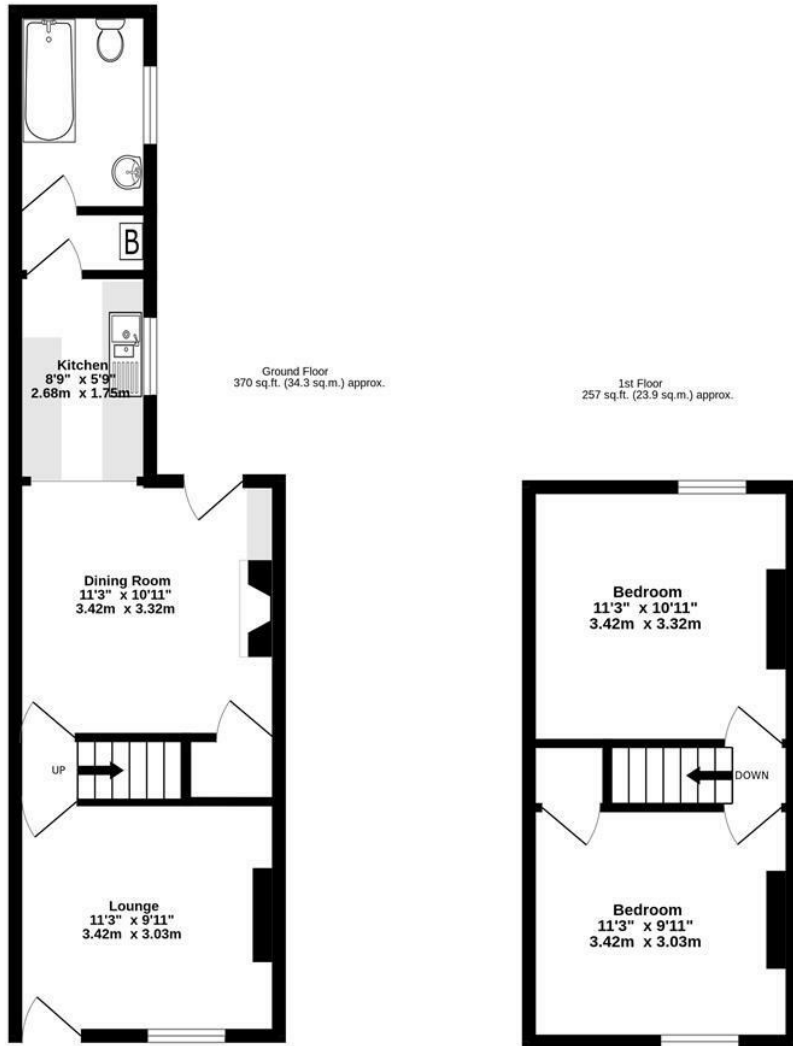


Features

- Fabulous Period Mid Terrace
- Located In York's Popular South Bank Area
- Two Double Bedrooms
- Ideal For Investors Or First Time Buyers
- Modern Gas Central Heating & Upvc Double Glazing
- Council Tax Band B
- EPC D62



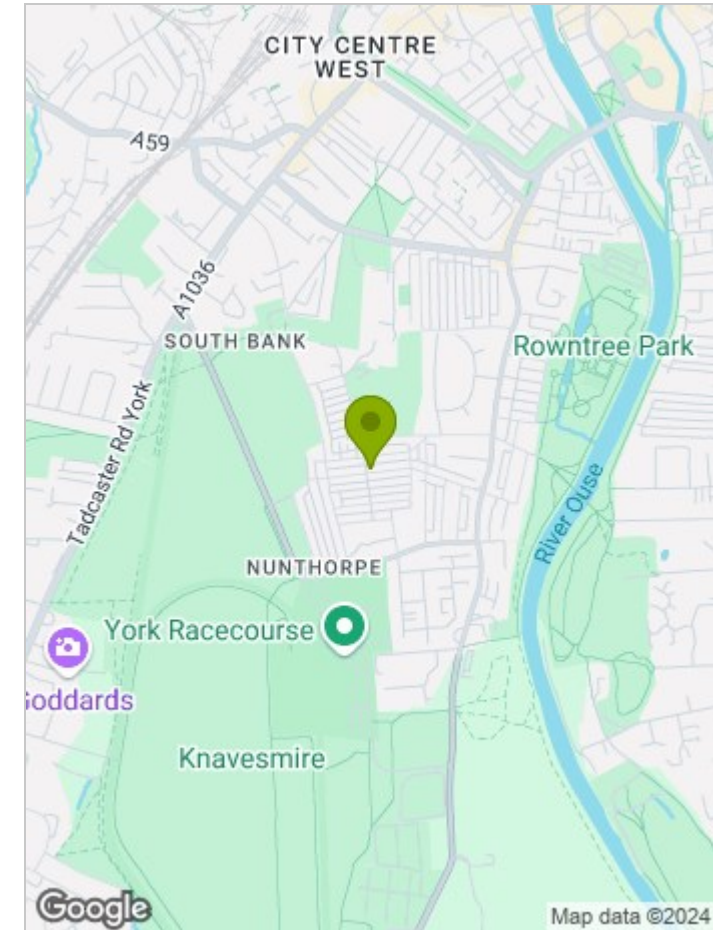
FLOOR PLAN



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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