

NO ONWARD CHAIN! THIS LARGER THAN AVERAGE three bedroom home will appeal to first time buyers, investors and families alike. A period mid terrace house nestled on a quiet residential street, just off Carr Lane, close to Acomb Front Street and within easy access to York city centre and the railway station is a sought after opportunity. The property benefits from uPVC double glazing and gas central heating as well as recently updated oak internal doors and carpets. It fully comprises entrance hallway, lounge with feature log burner, 16ft dining room, kitchen, bathroom, first floor galleried landing, three bedrooms and a WC. To the outside is a rear walled courtyard with brick stores and gate to service alleyway. An accompanied viewing is highly recommended.

# **Entrance Hallway**

uPVC entrance door, coving, carpeted stairs to first floor, radiator, power points. Tiled flooring.

# Lounge

Two uPVC windows to front, log burner with surround, radiator, TV point, power points. Carpet.

# **Dining Room**

uPVC window to rear, under stairs cupboard, radiator, power points. Carpet.

#### **Kitchen**

uPVC window to side, door onto courtyard, wall and base units with counter tops, inset stainless steel sink and draining board with mixer tap, space and plumbing for appliances, electric oven and gas hob, power points. Vinyl flooring.

#### **Bathroom**

Opaque uPVC window to rear, panelled bath with mains shower over, was hand basin, low level WC, radiator, power points. Vinyl flooring.

# **First Floor Landing**

Access to loft, sun tube/funnel, power points. Carpet. Doors to:

















### Bedroom 1

uPVC window to rear, fitted wardrobe, storage cupboard, period fireplace, radiator, power points. Carpet.

# Bedroom 2

uPVC window to front, fitted storage cupboard, period fireplace, radiator, power points. Carpet.

### Bedroom 3

uPVC window to front, radiator, power points. Carpet.

# WC

Vanity unit housing was hand basin, low level WC, towel rail/radiator. Vinyl flooring.

### Outside

Rear walled courtyard, brick stores with power and lighting, gate to service alleyway.

# **FLOOR PLAN LOCATION** Almsford Rd Poppleton Road Primary School Carr Junior School Ground Floor 523 sq.ft. (48.6 sq.m.) approx. 1st Floor 427 sq.ft. (39.7 sq.m.) approx. Fishponds Wood and Beech Grove York Cold War Bunker ACOMB York Rd Dining Room 15'11" x 15'7" 4.85m x 4.75m B1224 Bedroom 1 14'3" x 12'10" 4.34m x 3.90m The Grn Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** Lounge 16'3" x 11'1" (92 plus) A Bedroom 2 9'10" x 8'3" 11'1" x 9'9" 4.96m x 3.37m 85 69 (69-80) (55-68) (39-54) TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx. (21-38) Whilst every attempt has been made to ensure the accuracy of the floopian contained here, measurement of docs, windows, common and any other terms are approximate and no responsibility to taken for any error, propercise purchaser. The services, systems and applicances shown have not been tested and no guarante as to their operability or efficiency can be given. G Not energy efficient - higher running costs **EU Directive**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**England & Wales** 

2002/91/EC