







35 Lower Ebor Street
York, YO23 1AY
£285,000

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NO ONWARD CHAIN! An extended two bed period terraced house with south facing rear courtyard in one of York's most popular areas. Close to many amenities such as Rowntree Park, Bishopthorpe Shopping Parade and popular restaurants and amenities. The bright and airy living accommodation comprises; Large through lounge/dining room, breakfast kitchen, 3 piece ground floor shower room, first floor landing, two first floor bedrooms and en-suite shower room. To the outside is a delightful rear walled courtyard with flower borders and gated service alleyway, an internal viewing is highly recommended.

Lounge

Composite entrance door, uPVC window to front, radiator, TV and power points, carpeted flooring

Dining Room

Carpeted stairs to first floor, power points

Kitchen

uPVC window to rear, door to courtyard, velux window, fitted wall and base units with countertop, stainless sink and draining board, recessed spotlights, space and plumbing for appliances

Shower Room

Velux window, large walk-in shower cubicle, low level WC, pedestal wash hand basin, recessed spotlights, extractor fan, vinyl flooring

First Floor Landing

Carpeted flooring, panelled door to;

Bedroom 1

uPVC window to front, double panelled radiator, fitted wardrobes, carpeted flooring, power points

Bedroom 2

uPVC window to rear, fitted wash hand basin, double panelled radiator, carpeted flooring, storage cupboard, power points



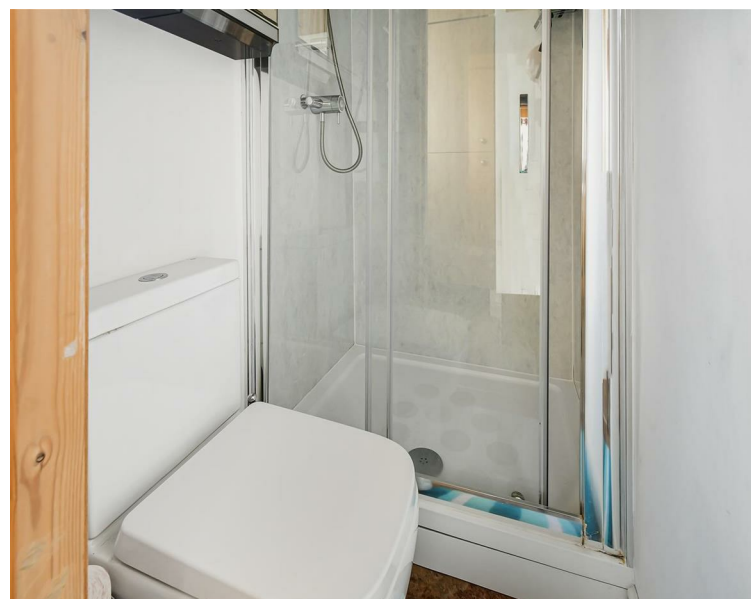


En-Suite Shower

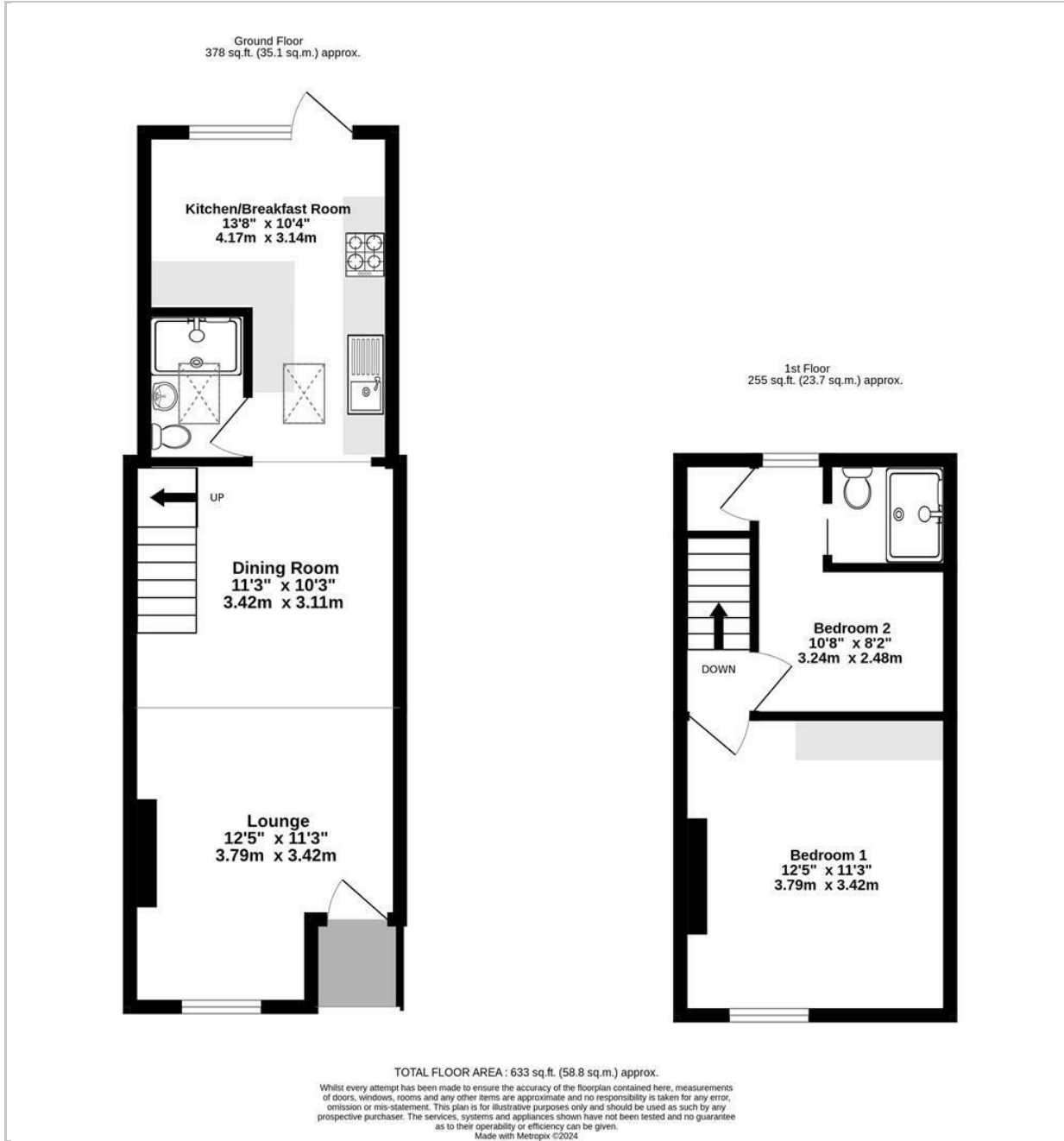
Low level WC, walk-in shower cubicle, extractor fan, vinyl flooring, recessed spotlights

Outside

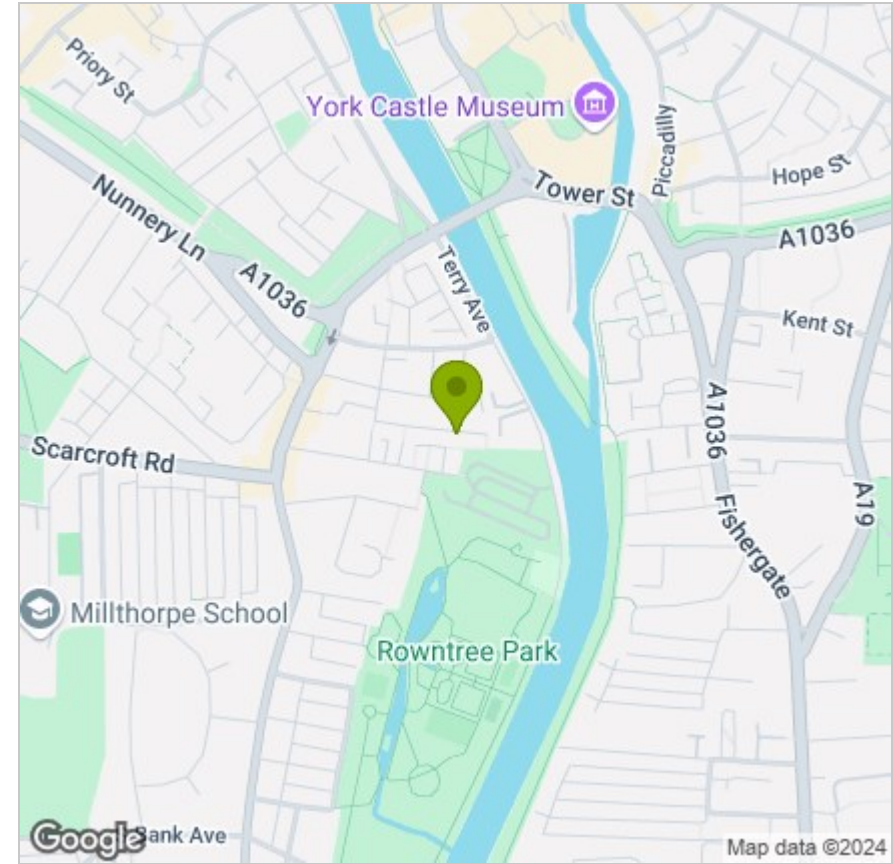
Paved rear courtyard, outside tap, power points, flower borders, gate to service alleyway




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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