



5 Falkland Street, York, YO1 6DY

Guide Price £375,000



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NO ONWARD CHAIN! A recently extended period terrace house located within York's historic city walls. A unique opportunity to purchase and personalise this near-completed house moments from Bishopthorpe Road shopping parade, Rowntree Park, the river Ouse and York's many restaurants and attractions. Offering a bright and well thought out open plan layout with highlights including re-roofing, new electrics and new plumbing it fully comprises lounge, large open plan living/dining kitchen with double doors to the rear courtyard, three piece shower room, first floor landing, two double bedrooms (one with Juliet balcony) and an additional Jack and Jill style shower room. To the rear is a good size courtyard which also gives access to a gated rear alleyway. An internal viewing is strongly recommended.

Description

Lounge

uPVC entrance door and window to front, power points, stairs to first floor.

Shower Room

Corner shower unit, wash hand basin, low level WC, towel rail/radiator, extractor fan.

Kitchen/Dining Area

Double sink unit with mixer tap, double radiator, power points.

Living Area

Two roof lanterns, uPVC double glazed windows and French doors to courtyard, double radiator, power points.

First Floor Landing

Bedroom 1

uPVC window to front, loft access double radiator, power points.

Bedroom 2

Juliet balcony to rear with uPVC door, double radiator, power points.

Shower Room

Walk-in tiled shower enclosure, wash hand basin, low level WC, towel rail/radiator, extractor fan.

Outside

Rear walled courtyard with gravelled area and gate to service alleyway.

Features

- Recently Extended
- Re-Roofed, New Electrics & New Plumbing
- Two Double Bedrooms
- Located Within York's Historic City Walls
- Good Size Courtyard Garden
- No Onward Chain

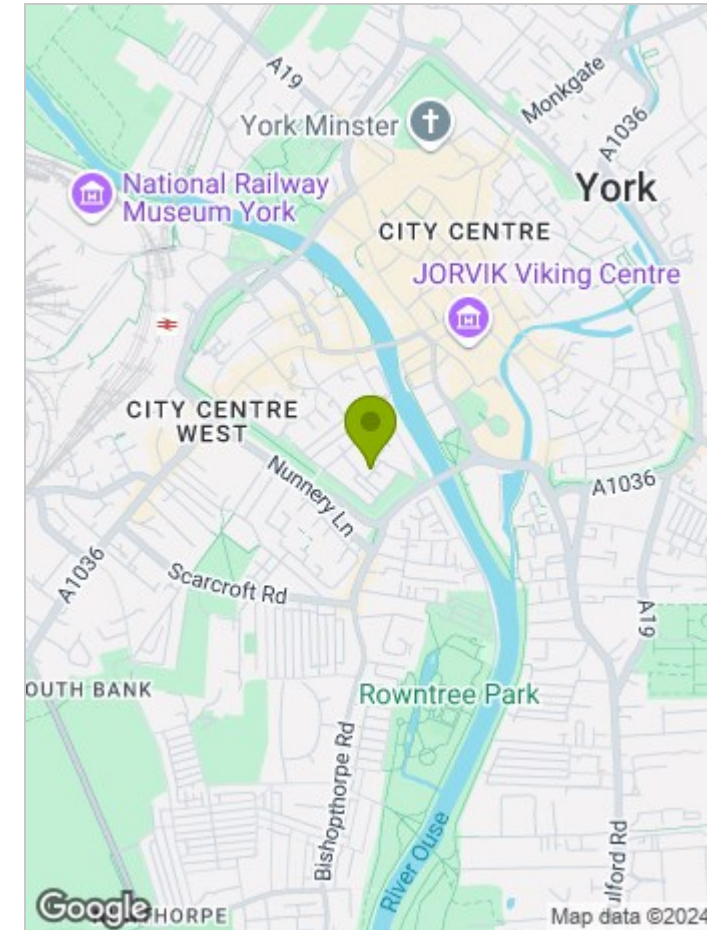


FLOOR PLAN



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			87
(81-91) B			
(69-80) C		71	
(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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