

NO ONWARD CHAIN. Located in one of South Bank's most popular streets this forecourted terrace is offered for sale. Although in need of some internal upgrading the property allows the discerning buyer an opportunity to personalise and re-invigorate this period home. Benefiting from uPVC double glazed windows and gas central heating, the property is situated on Balmoral Terrace and convenient for York's city centre, Knavesmire racecourse and many nearby amenities. It fully comprises Entrance hallway, Lounge with bay window, 12ft 8 dining room, kitchen, rear hallway, 3 piece bathroom and two first floor double bedrooms. To the outside is a front forecourt and rear walled courtyard with brick store and gate to service alleyway. An accompanied viewing to appreciate the potential is strongly recommended.

Entrance Hall

uPVC entrance door, carpeted floor, double panelled radiator, coving, stairs to first floor

Lounge

12'11 x 9'7 (3.94m x 2.92m)

uPVC bay window to front, double panelled radiator, coving, picture rail, carpeted flooring, power points

Dining Room

13'5 x 12'7 (4.09m x 3.84m)

uPVC window to rear, double panelled radiator, carpeted floor, picture rail, under stairs cupboard, power points

Kitchen

6'11 x 6'6 (2.11m x 1.98m)

uPVC window to side, wall and base units with countertop, stainless steel sink with draining board, power points, vinyl flooring,

Rear Hallway

uPVC door to courtyard, vinyl flooring

Bathroom

uPVC window to side, panelled bath, pedestal wash hand basin, low level WC, part tiled walls, double panelled radiator, vinyl flooring













First Floor Landing Panelled door to;

Bedroom 1

12'7 x 10'7 (3.84m x 3.23m)

uPVC window to rear, double panelled radiator, storage cupboard with wall mounted gas combination boiler, carpeted flooring, power points

Bedroom 2

12'7 x 10'8 (3.84m x 3.25m) uPVC window to front, double panelled radiator, carpeted flooring, storage cupboard, power points

Outside

Front gated forecourt, rear walled courtyard with brick store and gate to service alleyway

FLOOR PLAN LOCATION Millfield Rd Millthorpe School Rowntree Park Finsbury St Bank Ave Brunswick St Ground Floor 415 sq.ft. (38.6 sq.m.) approx. 294 sq.ft. (27.3 sq.m.) approx. Queen Victoria St Kitchen 6'11" x 6'6" 2.12m x 1.98m Sutherland St NUNTHORPE Campleshon Rd Bishopthorpe Rd Bedroom 2 12'7" x 10'8" 13'5" x 12'7" 3.83m x 3.25m York Racecourse O Google Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A Bedroom 1 12'7" x 10'7" Lounge 12'11" x 9'7" 3.83m x 3.23m 82 3.93m x 2.92m (69-80) (55-68) (39-54)

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.

TOTAL FLOOR AREA: 710 sq.ft. (65.9 sq.m.) approx.

Whilst every altempt 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 flustrative 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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(21-38)

Not energy efficient - higher running costs

England & Wales

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EU Directive

2002/91/EC