



55 Balmoral Terrace  
York, YO23 1HR  
Guide Price £230,000

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**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**

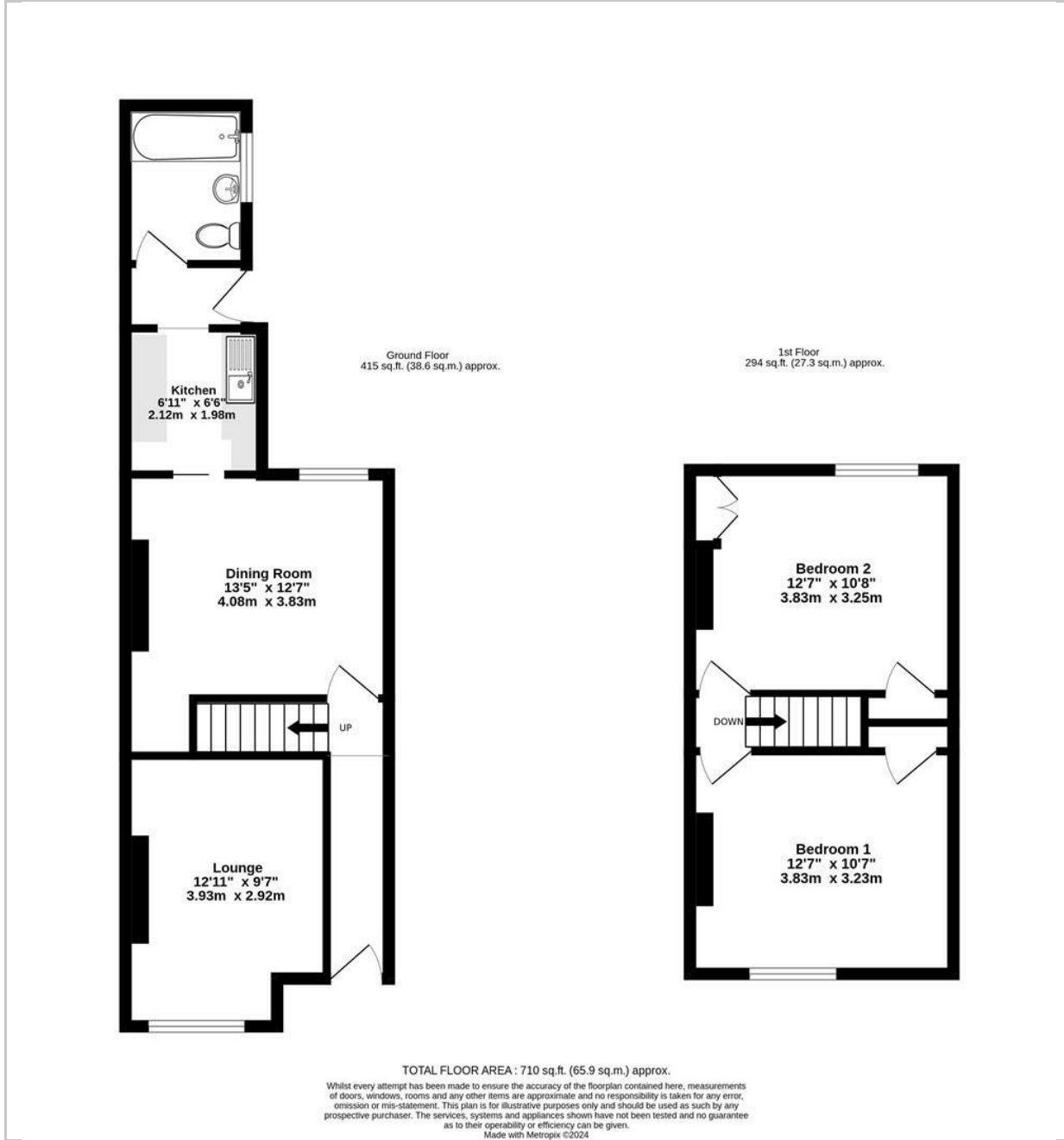
12'7 x 10'8 (3.84m x 3.25m)

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

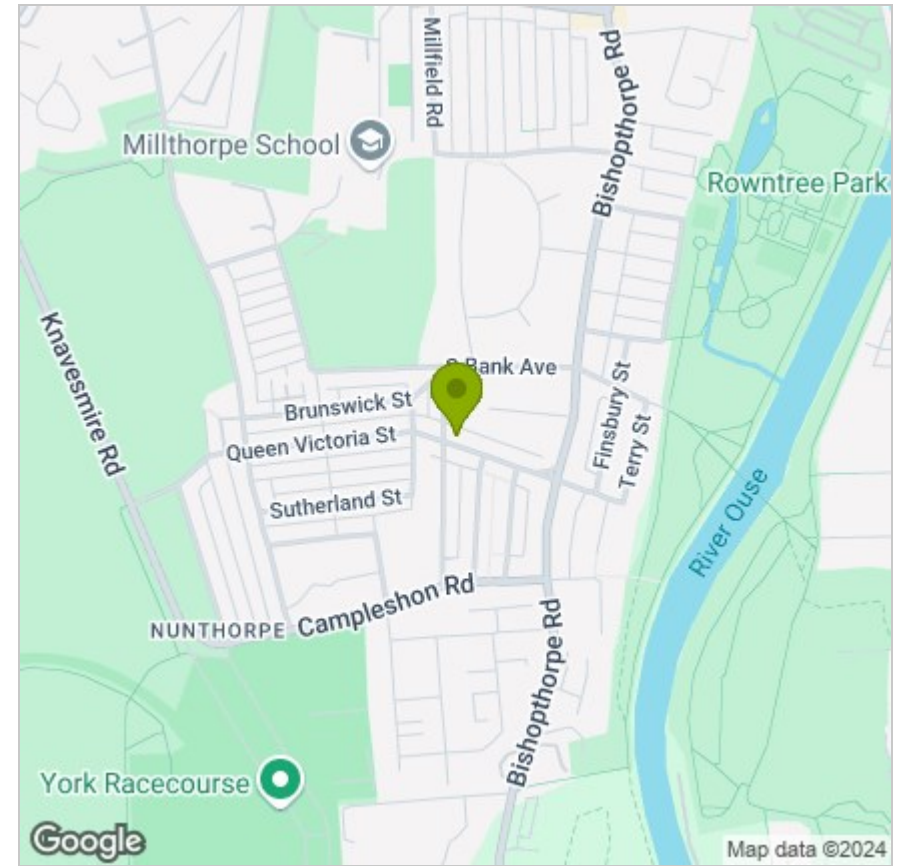
### **Outside**

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

## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>63</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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