



15 Lower Darnborough Street
York, YO23 1AR
£285,000

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NO ONWARD CHAIN - SOUTH FACING REAR COURTYARD - POTENTIAL TO ENHANCE FURTHER! NEW COMBI BOILER! NEW Churchills are delighted to offer to the market this two bedroom period mid terrace house, set in this highly sought after area, moments from Bishopthorpe Road shopping parade and Rowntree Park as well as a short distance to York's historic city centre and the Railway Station. The spacious living accommodation comprises entrance hallway, open plan dining/sitting room, fitted kitchen, first floor galleried landing, two double bedrooms and a three piece house bathroom. To the outside is a south facing rear courtyard with brick stores and gate to service alleyway. An internal viewing is highly recommended.

Entrance Hall

Entrance door, coving, dado rail, double panelled radiator, carpeted stairs to first floor. Laminate flooring.

Lounge Area

uPVC window to front, ceiling rose, coving, dado rail, double panelled radiator, power points. Carpet.

Dining Area

uPVC double glazed window to rear, coving, ceiling rose, dado rail, under stairs cupboard, gas fire with surround, double panelled radiator, power points.

Kitchen

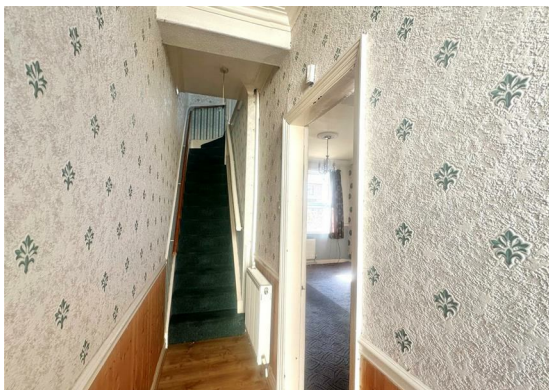
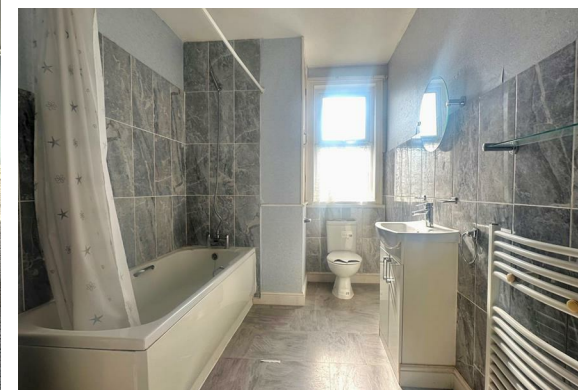
uPVC double glazed window and door to side fitted wall and base units, one and a half stainless steel sink and draining board with mixer tap, space and plumbing for appliances, power points, wall mounted gas combination boiler.

First Floor Landing

Loft access, power points. Carpet.

Bedroom 1

uPVC double glazed window to front, double panelled radiator, power points. Carpet.





Bedroom 2

uPVC double glazed window to rear, period fireplace, double panelled radiator, power points. Carpet.

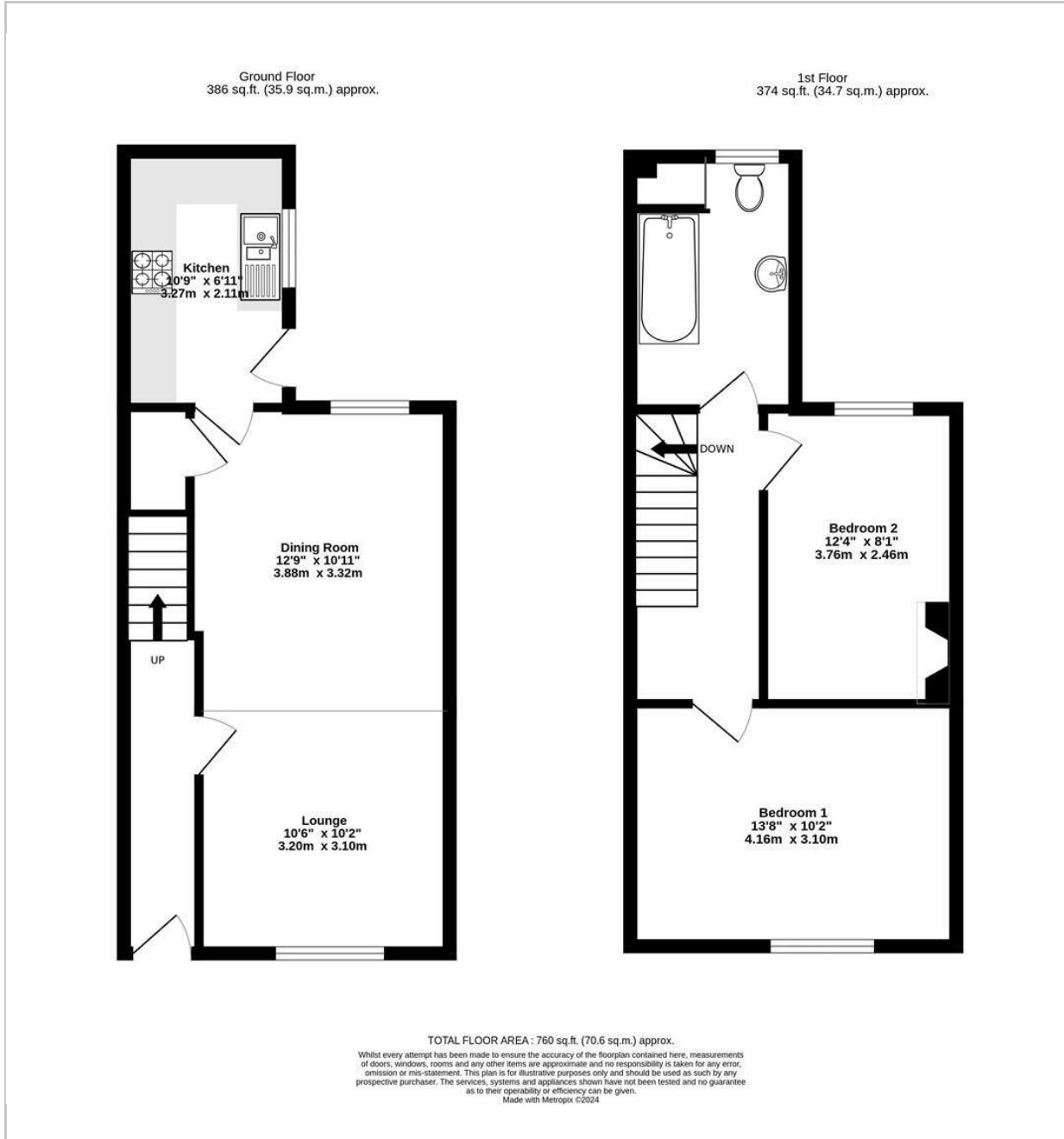
Bathroom

Opaque uPVC double glazed window to rear, panelled bath with mixer head, low level WC, wash hand basin with storage, towel rail/radiator. Vinyl flooring.

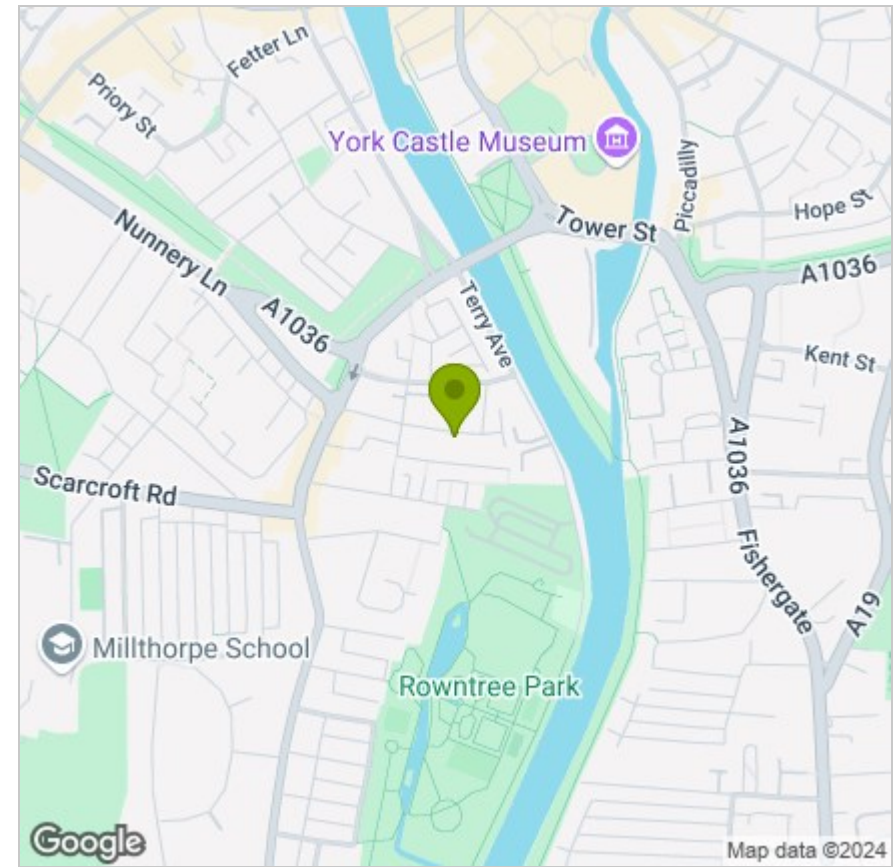
Outside

Rear walled south facing courtyard, two brick stores, external WC, brick boundary wall and 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		86
(69-80)	C	65	
(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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