





15 Gray Street
York, YO23 1BN
£350,000

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A QUALITY TWO BEDROOM PERIOD MID TERRACE HOUSE SET ON THIS QUIET RESIDENTIAL STREET just moments away from Scarcroft Park, Bishopthorpe Road and easy access to York's historic city centre and railway station. Updated by the current Vendors to a very high standard throughout, this well-presented property is sure to appeal to a range of buyers who are looking for a home ready to move into. The bright and airy living accommodation comprises entrance hallway, lounge 13' dining room, modern fitted kitchen, utility, room, first floor galleried landing, two double bedrooms and a modern three-piece bathroom suite. To the outside is a south-west facing paved rear courtyard with brick store and gate to service alleyway. An accompanied viewing is strongly recommended.

Entrance Hallway

Entrance door, corbels, wood panelling, double panelled radiator, carpeted stairs to first floor. Luxury vinyl tiling.

Living Room

uPVC window to front, coving, built-in storage cupboard. double panelled radiator, TV point, power points. Luxury vinyl tiling.

Dining Room

uPVC window to rear, double panelled radiator, power points. Laminate flooring.

Kitchen

uPVC glazed door to courtyard, uPVC window to side, fitted wall and base units with stainless steel sink and drainer with mixer tap, integrated fridge/freezer and slimline dishwasher, oven and hob, tiled splash backs, column radiator, power points, wall mounted gas combination boiler, under stairs cupboard. Tiled flooring.

Utility Room

Two windows to side, space and plumbing for washing machine, power points, tiled walls. Tiled flooring.





First Floor Landing

Storage cupboard, power points, PIV system. Carpet. Doors to:

Bedroom 1

uPVC window to front, coving, double panelled radiator, power points, fitted wardrobes. Carpet.

Bedroom 2

uPVC window to rear, single panelled radiator, power points. Carpet.

Bathroom

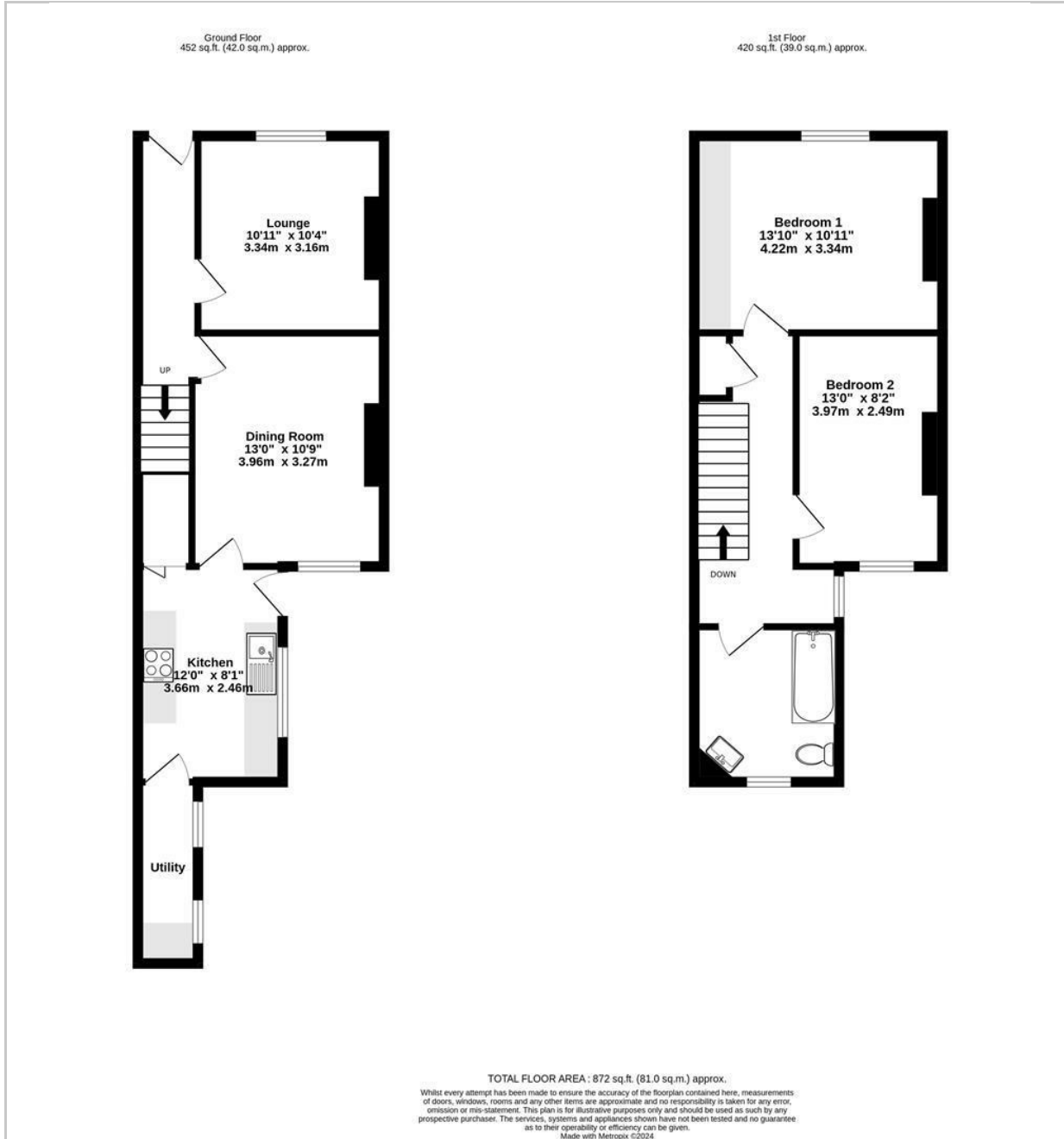
Opaque uPVC window to rear, P-shaped panelled bath with mains shower over, wash hand basin, low level WC. towel radiator, extractor fan. Luxury vinyl tiling.

Outside

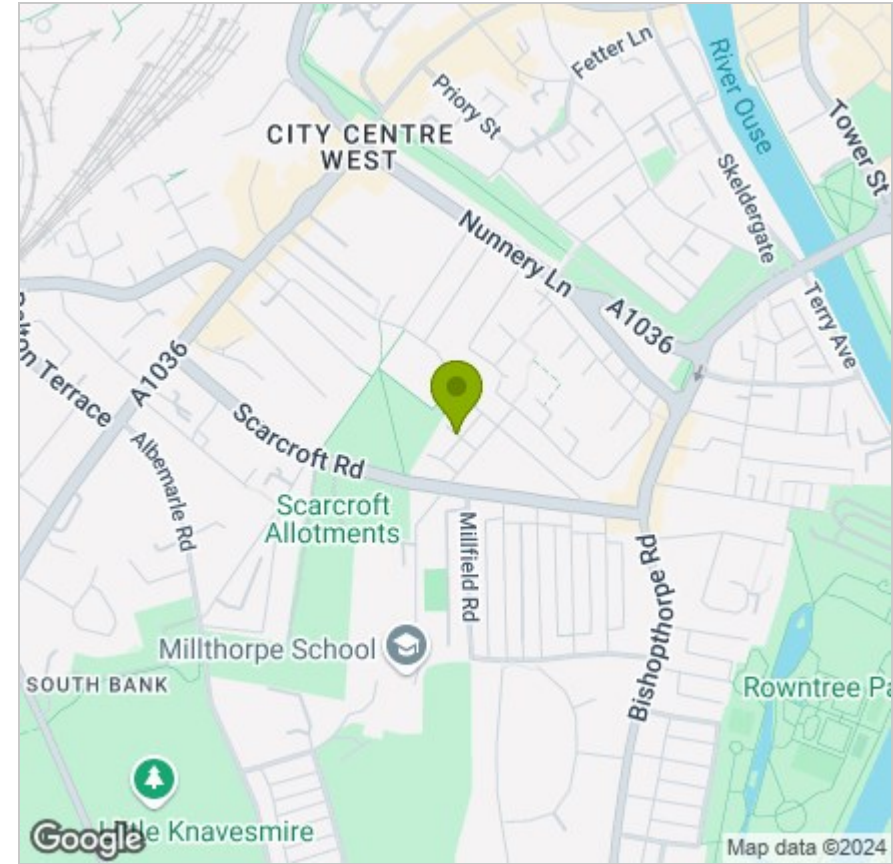
Walled south-west courtyard to rear with Indian stone paving, outside tap, brick store, gate to secure, shared alleyway.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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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