

NO ONWARD CHAIN! A THREE BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS HIGHLY SOUGHT AFTER STREET IN THIS POPULAR LOCATION WITH ACCESS TO PICTURESQUE RIVERSIDE WALK INTO YORK CITY CENTRE. The property has tremendous scope for improvement and extension (subject to Planning) and benefits from gas central heating and double glazing. The property comprises entrance hall, lounge opening to dining room, 20' galley kitchen with fitted units, shower room with walk-in shower with tilt and turn opaque window, first floor landing, 2 double bedrooms and a single bedroom. To the outside is a good size walled rear courtyard. An accompanied internal viewing is strongly recommended.

Entrance Hall

Lounge

10'4 x 10'3 (3.15m x 3.12m)

Dining Room

11'6 x 10'9 (3.51m x 3.28m)

Kitchen

20'2 x 5'10 (6.15m x 1.78m)

Shower Room

9'5 x 7'8 (2.87m x 2.34m)

First Floor Landing

Bedroom 1

11'6 x 10'9 (3.51m x 3.28m)

Bedroom 2

10'4 x 10'3 (3.15m x 3.12m)

Bedroom 3

7'8 x 7'0 (2.34m x 2.13m)



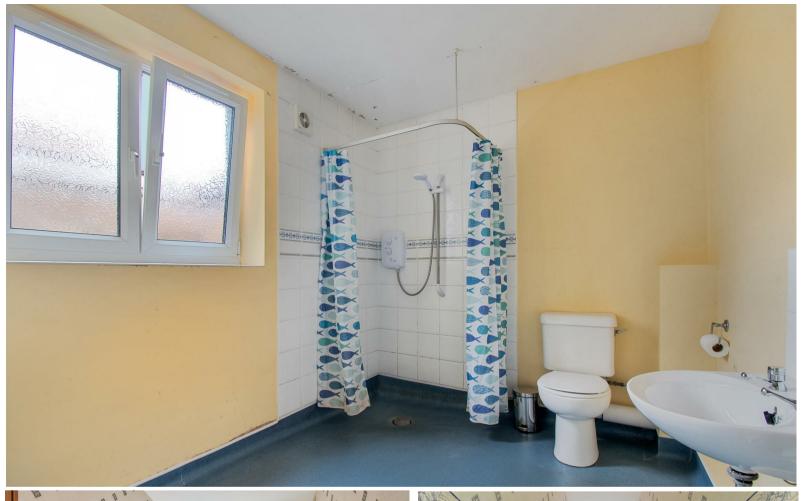








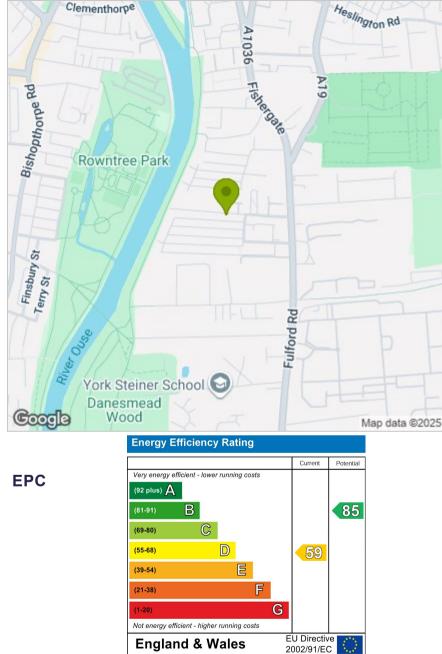








FLOOR PLAN Crount Floer 391 (q. f. (6.9 sq. m.) approx. 11st Floor 391 (q. f. (6.9 sq. m.) approx. Bedroom 2.3 dm x 2.13m 3.15m x 3.12m Dining Room 11° x 20° x 20° x 3.12m Bedroom 11° x 20° x 20° x 3.12m



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: 885 sq.ft. (82.2 sq.m.) approx.

Whate every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and lary other term are approximate and to responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.

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