



22 Neville Street  
York, YO31 8NP  
£350,000

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We as agents are delighted to offer for sale this superb forecourted two double bedroom townhouse, located within this desirable area just off Haxby Road convenient for the historic city centre, York hospital and the outer ring road. Retaining plenty of original features as well as modern additions, the well-proportioned living accommodation comprises entrance hallway, lounge with bay window, dining room, recently fitted kitchen with integrated appliances, utility room/WC, first floor galleried landing, two double bedrooms and a modern bathroom suite. To the outside is a front paved forecourt, whilst to the rear is large courtyard garden. An internal viewing of this fabulous home is highly recommended.

### Entrance Hallway

Entrance door, double panelled radiator, carpeted stairs to first floor. Laminate wood flooring. Panelled door to;

### Lounge

uPVC double glazed bay window to front with fitted shutters, coving, ceiling rose, double panelled radiator, TV point, power points. Laminate wood flooring. Opening to;

### Dining Room

Window to rear with fitted shutters, double panelled radiator, power points. Laminate wood flooring.

### Kitchen

uPVC double glazed window to side and uPVC door to rear courtyard, recently fitted wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap, integrated fridge and freezer, built-in oven and hob with extractor fan, cupboard housing combi boiler, tiled splashbacks, power points, recessed spotlights. Tiled flooring. Panelled door to;







### Utility/WC

Opaque uPVC double glazed window to side, low level WC, recently fitted base units with work surfaces over, inset stainless steel sink with mixer tap, tiled splash backs, space and plumbing for washing machine, power points. Tiled flooring.

### First Floor Landing

uPVC double glazed window to side, access to loft space. Carpet. Panelled doors to;

### Bedroom 1

uPVC double glazed window to front with fitted shutters, period fireplace, built-in cupboard, double panelled radiator, power points. Laminate wood flooring.

### Bedroom 2

uPVC double glazed window to rear, period fireplace, built-in cupboard, double panelled radiator, power points. Carpet.

### Shower Room

Opaque uPVC double glazed window to side, large walk-in shower cubicle with dual shower head, wall hung vanity unit with inset wash hand basin, low level WC, two column radiators, extractor fan. Vinyl flooring.

### Outside

Paved front courtyard with brick boundary wall and gate. Good size rear walled courtyard with brick store, outside tap and gate to secure service alleyway.

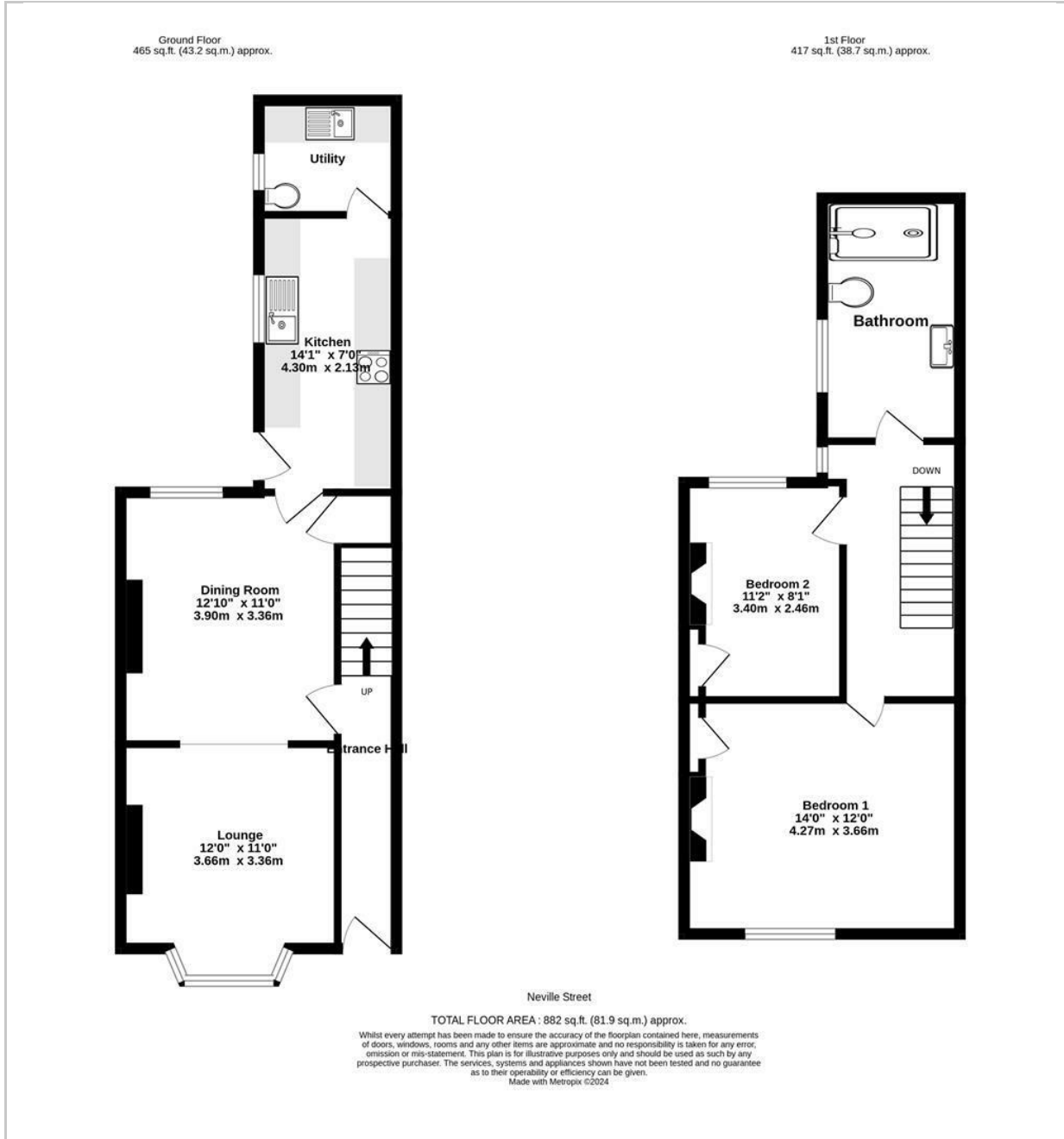
### Note:

In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property.





# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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