



47 Russell Street

York, YO23 1NN

Guide Price £335,000



A FABULOUS 2 BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN ONE OF YORK'S MOST FASHIONABLE LOCATIONS CLOSE TO THE 'BISHY ROAD' SHOPPING PARADE AND WITHIN EASY REACH OF THE CITY CENTRE. The property has retained many attractive period features including fireplaces, cornicing's, stripped pine doors and floors and has the benefit of gas central heating and uPVC double glazing. Providing bright and tastefully presented living accommodation comprising entrance vestibule and hallway, lounge with bay window and original fireplace, separate dining room, kitchen with full range of modern fitted units including built-in oven and hob, landing, 2 bedrooms and a modern bathroom suite. To the outside is an attractive walled rear yard. An internal viewing is strongly recommended.

Entrance Vestibule

Entrance door. Door to:

Hallway

Stairs to first floor. Stripped pine floor. Stripped pine doors to:

Lounge

Bay window to front, ceiling cornicing, ceiling rose, original period marble fireplace. Stripped pine floor.

Dining Room

Window to rear, tiled fireplace. Quarry tiled floor. Stripped pine door to:

Kitchen

Modern high gloss fronted units comprising base and wall units, work surfaces, integrated electric oven and hob, 2 windows to side, door to rear courtyard. Vinyl flooring.

Landing

Stripped pine doors to:

Bedroom 1

Window to front, built in cupboard, original period fireplace. Carpet.





Bedroom 2

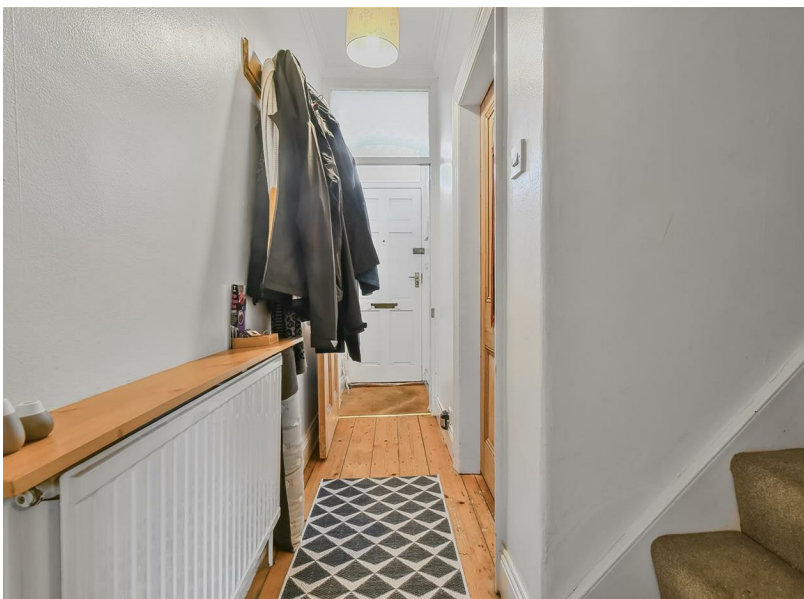
Window to rear. Carpet.

Bathroom

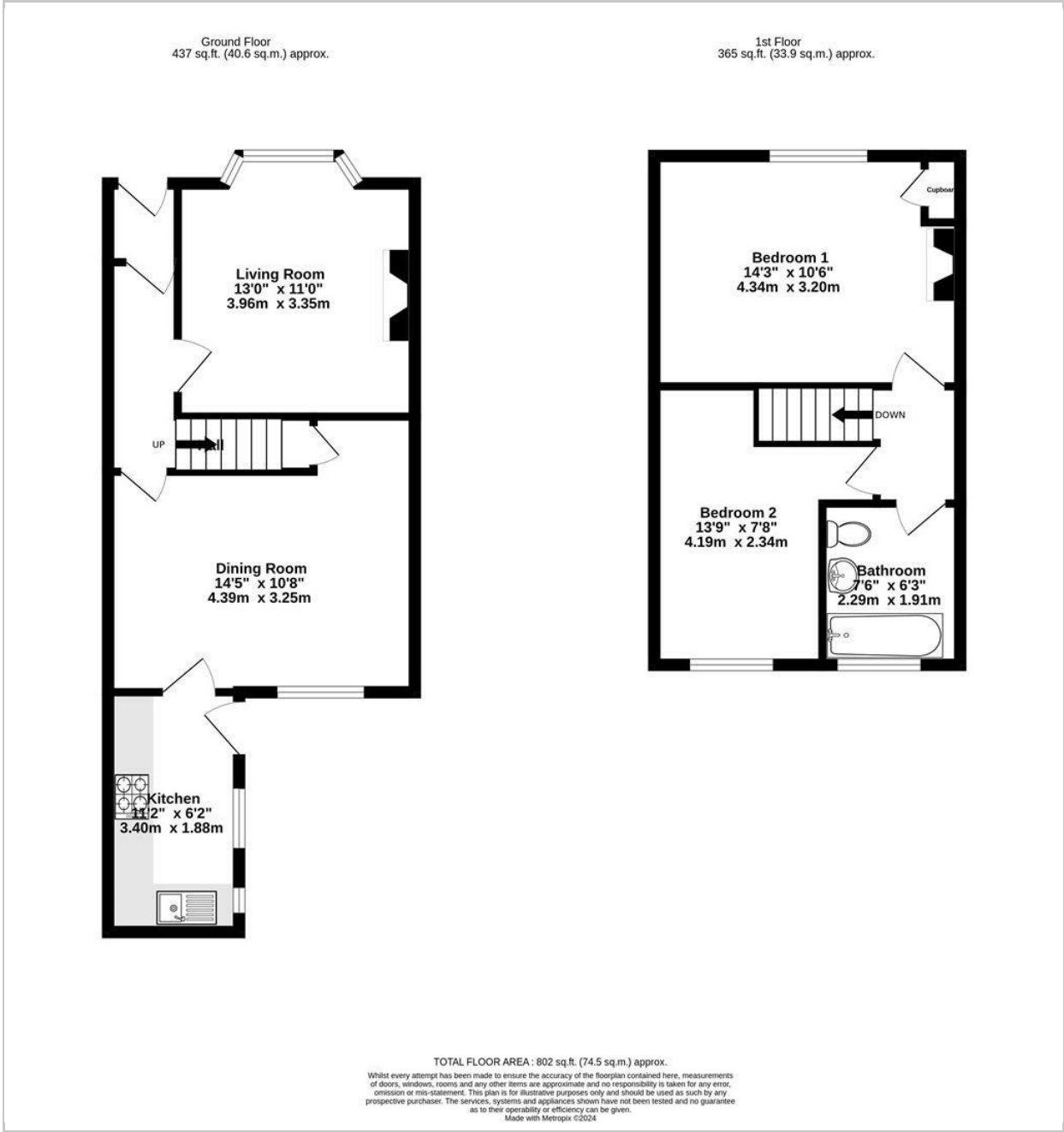
Suite in white comprising panelled bath with shower above, wash hand basin, WC, window to rear. Vinyl flooring.

Outside

Front forecourt with brick boundary wall. Attractive rear courtyard with built-in store, patio area and brick boundary wall with gate giving access to rear.



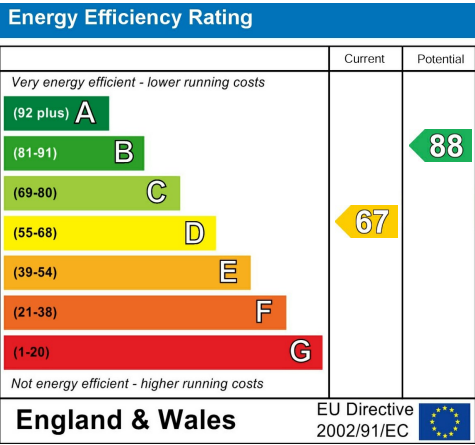
FLOOR PLAN



LOCATION



EPC



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