



43 Sutherland Street South Bank
York, YO23 1HG
£285,000



A SUPERB 2 BEDROOM PERIOD TOWN HOUSE EXTENDED TO PROVIDE LARGER THAN AVERAGE LIVING SPACE AND TWO EN-SUITE BEDROOMS. Set in this highly sought after location close to York Racecourse and within walking distance to the city centre and railway station, this property makes an ideal first time buy or investment purchase. The well-presented living accommodation benefits from gas central heating and uPVC double glazing and comprises large living room, separate dining room opening to a spacious, well fitted kitchen with built-in oven and hob, utility room, cloaks/WC, first floor landing, 2 double bedrooms one with en-suite bathroom and one with en-suite shower room plus walk-in wardrobes in both. To the outside is a walled rear courtyard. NO FORWARD CHAIN

Living Room

13'11 x 13'7 (4.24m x 4.14m)
Window to front. Carpet.

Dining Room

13'11 x 11'0 (4.24m x 3.35m)
Window to rear. Carpet.

Kitchen

10'9 x 7'2 (3.28m x 2.18m)
Modern high gloss fronted units comprising base and wall units, work surfaces, integrated electric oven and hob, window to side, door to rear courtyard. Vinyl flooring.

Utility Room

Space for appliances.

Cloaks/WC

WC, wash hand basin.

First Floor

Bedroom

10'10 x 10'10 (3.30m x 3.30m)
Window to front, fitted wardrobes. Carpet.

En-Suite Bathroom

Bathroom, wash hand basin, WC.





Bedroom

11'1 x 10'10 (3.38m x 3.30m)

Window to rear, period fireplace, fitted wardrobes. Carpet.

En-Suite Shower Room

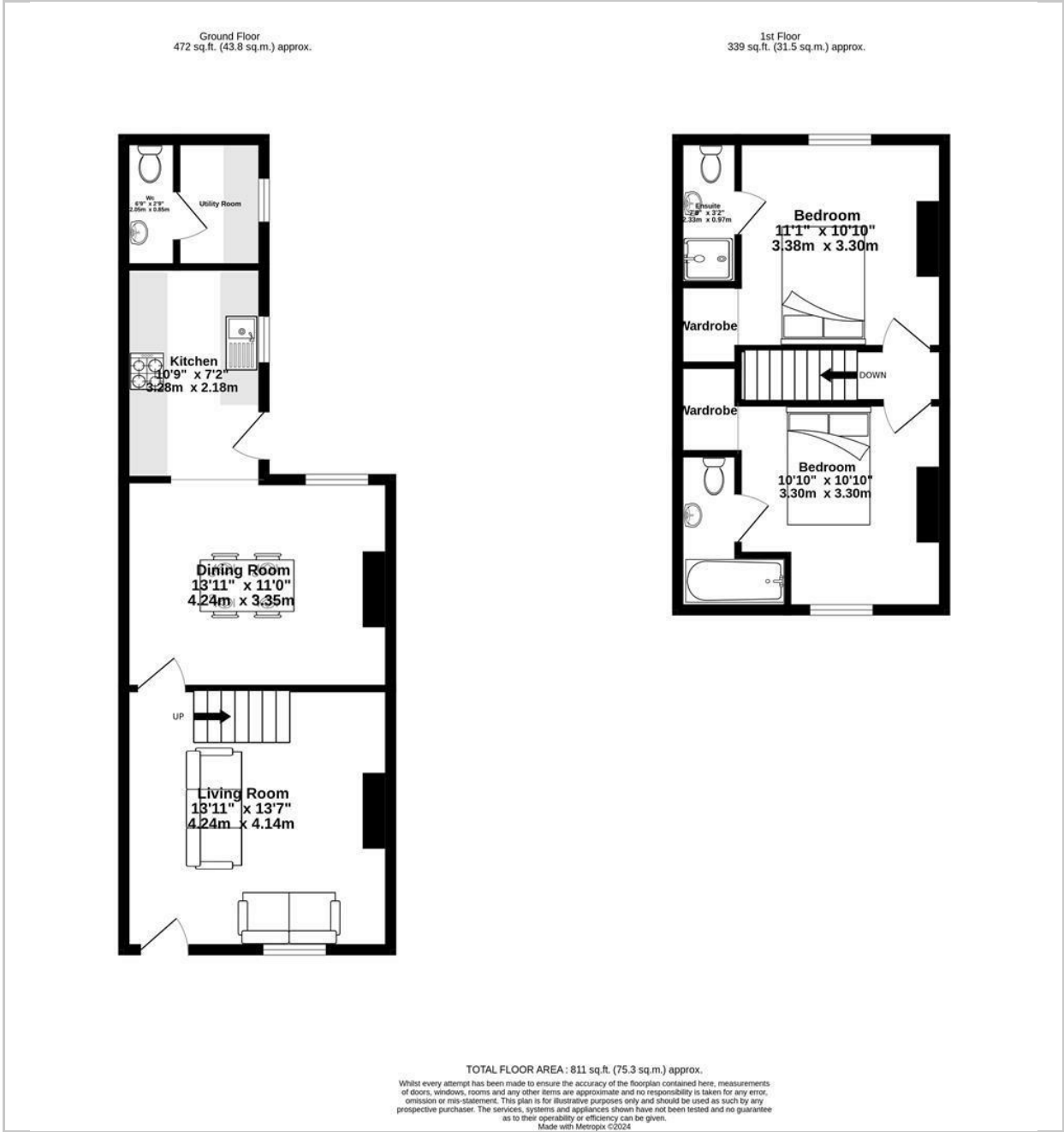
Shower cubicle, wash hand basin, WC.

Outside

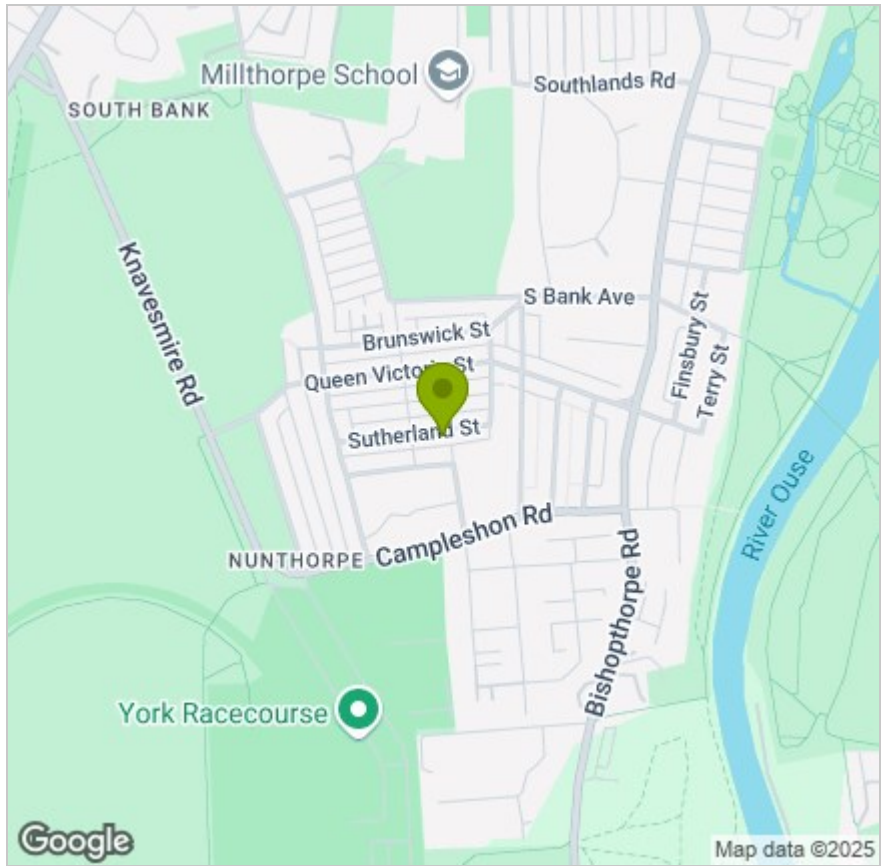
Rear walled courtyard.



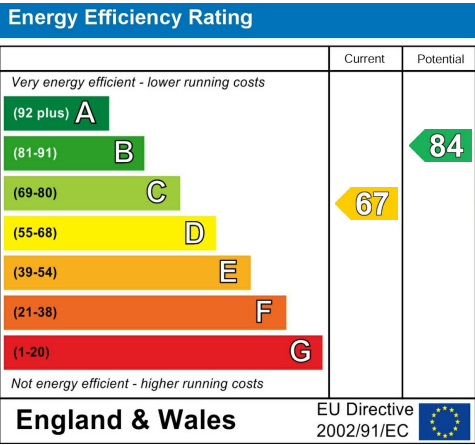
FLOOR PLAN



LOCATION



EPC



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.