



10 Buckingham Street
York, YO1 6DW
Guide Price £325,000

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A delightful two bedroom period end of terrace house located within York's historic city walls and just moments from the city centres many restaurants, attractions and amenities. This very attractive property is sure to appeal to both investors and owner occupiers as an ideal Bishopmill property. The bright and airy living accommodation comprises entrance hallway, lounge, dining room, 15' kitchen, rear porch, first floor landing, two bedrooms and a three piece shower room. To the outside is a good size rear walled courtyard as well as rear access and on-street permit parking. With planning permission to extend the kitchen and loft conversion to add an additional bedroom, uPVC double glazing, central heating and solar panels, an internal viewing of this splendid property is strongly recommended.

Entrance Hallway

Entrance door, column radiator. Carpet. Opening to:

Lounge

10'0 x 9'8 (3.05m x 2.95m)
uPVC window to front with shutters, TV point, power points. Luxury vinyl tiling.

Dining Room

13'5 x 10'10 (4.09m x 3.30m)
uPVC window to rear, under stairs cupboard, double panelled radiator, power points. Luxury vinyl tiling. Stairs with carpeted runner to first floor.

Kitchen

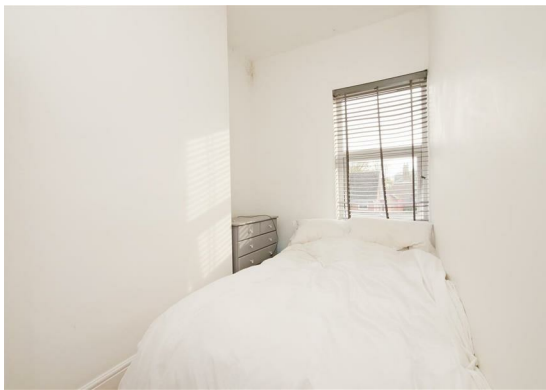
14'8 x 5'1 (4.47m x 1.55m)
Two windows to side, double panelled radiator, fitted wall and base units with gas hob and gas oven, double sink and drainer, space and plumbing for appliances, power points. Luxury vinyl tiling.

Porch

Door to courtyard.

First Floor Landing

Carpet. Doors to:





Bedroom 1

13'6 x 9'11 (4.11m x 3.02m)

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

Bedroom 2

10'10 x 6'4 (3.30m x 1.93m)

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

Shower Room

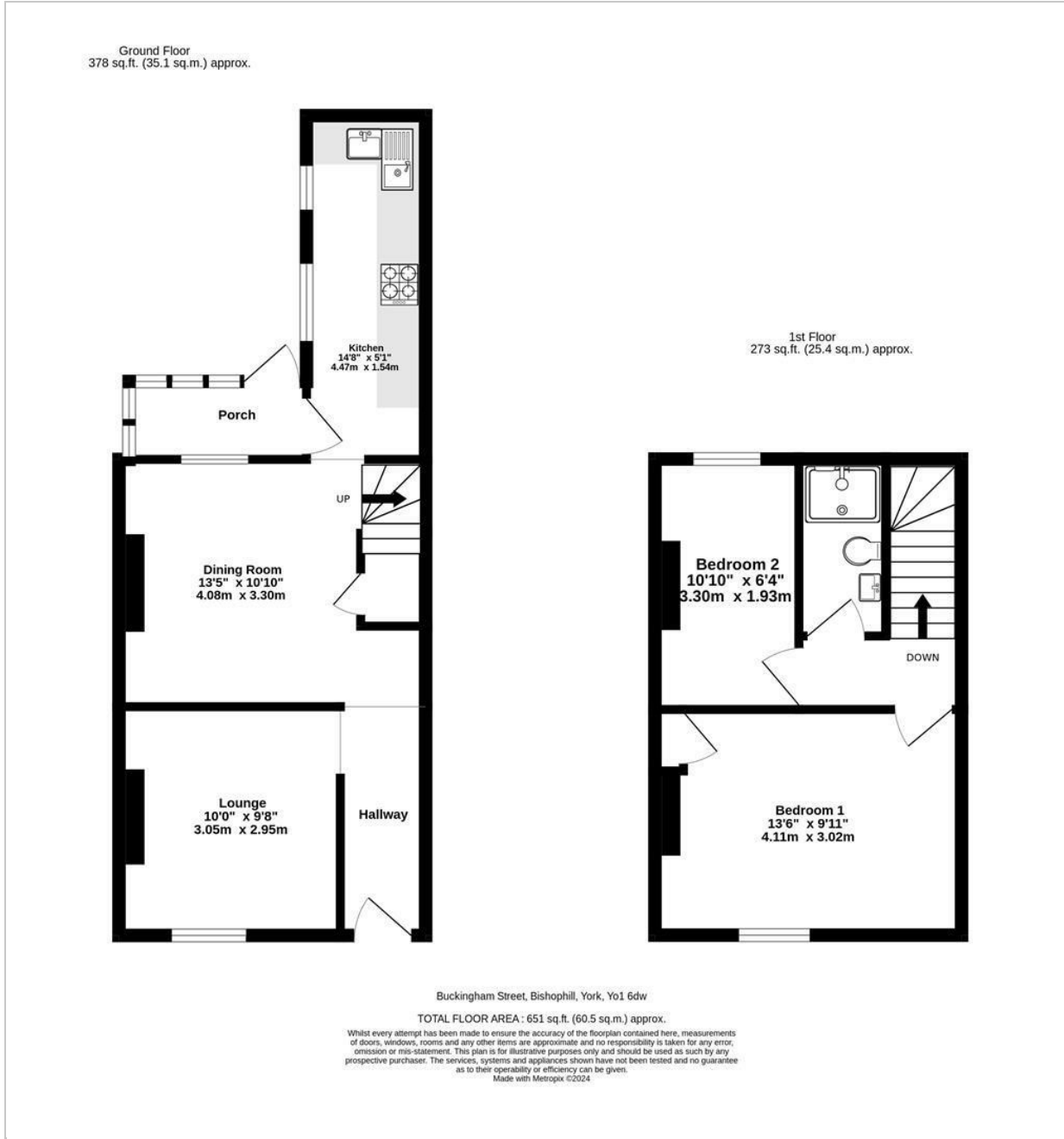
Walk-in shower cubicle, wash hand basin, low level WC, electric towel radiator, tiled walls. Tiled flooring.

Outside

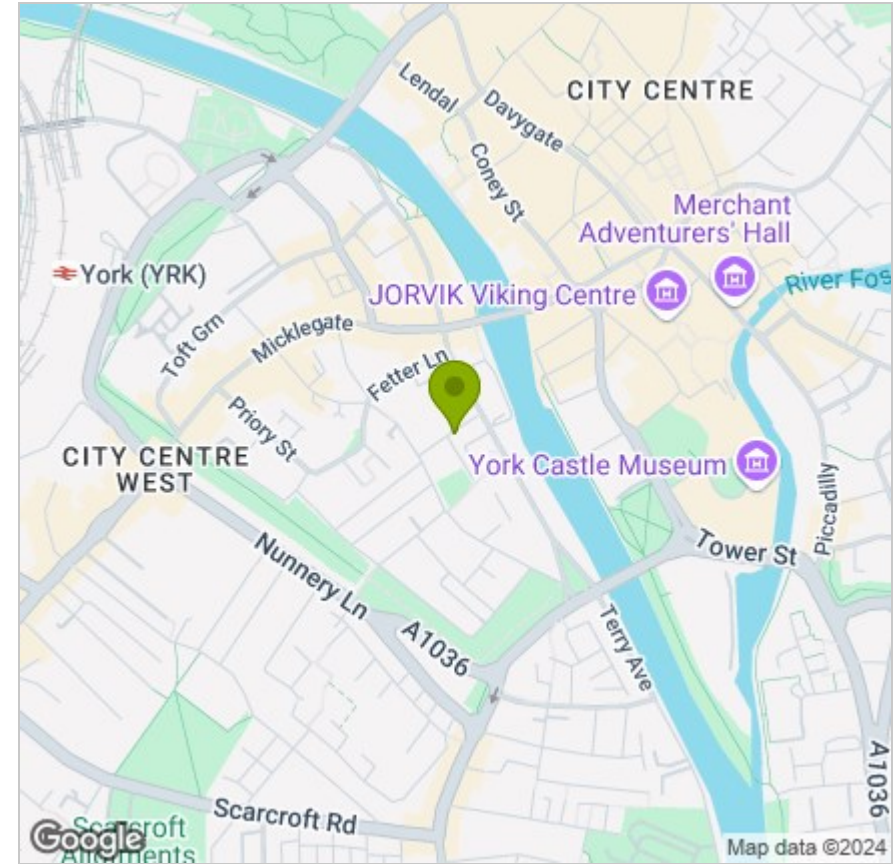
Rear walled courtyard and gate for rear access.



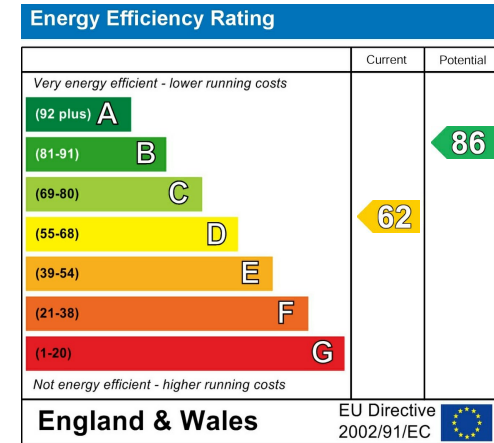
FLOOR PLAN



LOCATION



EPC



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