



56 Dale Street South Bank  
York, YO23 1AE  
Guide Price £270,000

 2  1  2  D



Churchills are delighted to present this two bedroom mid terrace home benefitting from a central position within a very short walk of York city centre, York Minster and the train station. The property is offered for sale with no onward chain and would make an ideal first time buy or investment. Internally the property comprises lounge, dining area into kitchen, conservatory, first floor landing, two double bedrooms and a three piece family bathroom. To the outside there is a front forecourt whilst to the rear is a fully enclosed courtyard. An internal viewing is recommended to appreciate the accommodation on offer.

**Lounge**

Entrance door, double glazed window to front, radiator, built in cupboards and shelves, carpet

**Dining Area**

Two radiators, stairs to first floor, stairs down to kitchen, carpet

**Kitchen**

Fitted with a range of base and wall mounted units incorporating roll top worksurfaces, ceramic hob, electric oven, single sink with mixer tap, tiled flooring, window to rear, door into:

**Conservatory**

Windows and door to rear, tiled flooring

**First Floor Landing**

Carpet. Door to:

**Bedroom 1**

Double glazed window to front, radiator, carpet

**Bedroom 2**

Double glazed window to rear, radiator, carpet

**Bathroom**

Panelled bath with shower over, low level WC, pedestal wash hand basin

**Outside**

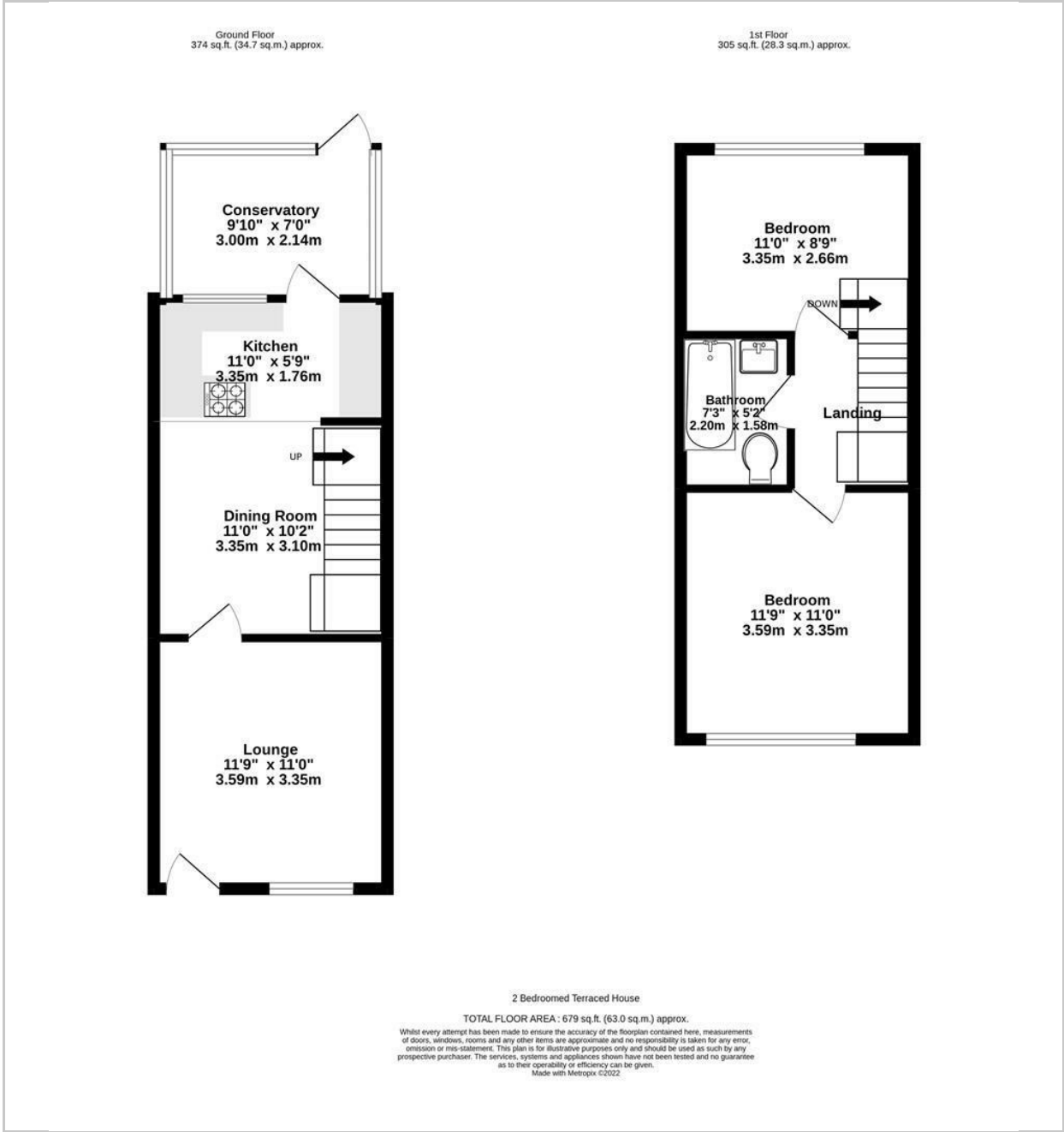
Small courtyard to front whilst to the rear is a pretty, fully enclosed courtyard garden.



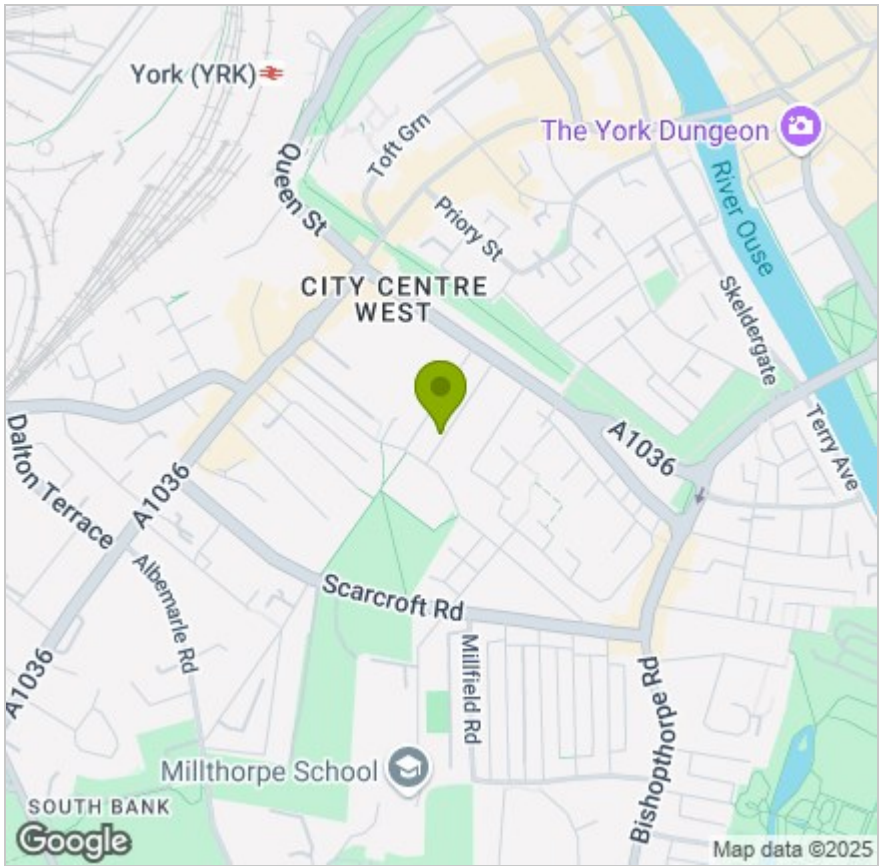




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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