

NO ONWARD CHAIN - Churchills are delighted to offer for sale this one double bedroom period terraced house with large upstairs bathroom, situated in York's popular South Bank! Equally suited for both first time buyers and as a long-term investment prospect, the property has the benefit of NEWLY FITTED COMBINATION BOILER providing modern gas central heating and uPVC double glazing throughout, beautiful bamboo wood flooring in the lounge and bedroom. Located moments away from Knavesmire Racecourse, York city centre and the railway station, the well-presented accommodation comprises lounge with feature fireplace, large dining kitchen with fitted units, first floor landing, double bedroom and large three piece house bathroom with new ventilation system. To the outside is a rear walled courtyard with brick store and gate to service alley. An internal viewing is highly recommended.

Lounge

Timber entrance door, uPVC window to front, period fireplace with surround, solid wood flooring, TV and power points

Kitchen/Dining Area

Two uPVC windows to rear, fitted wall and base units with Oak countertops, space and plumbing for appliances, sink and draining board, single panelled radiator, tiled flooring, power points, carpeted stairs to first floor

First Floor Landing

Carpeted flooring, door to;

Bedroom 1

uPVC window to front, double panelled radiator, solid wood flooring, period fireplace, power points

Bathroom

Opaque uPVC window to rear, panelled bath, low level WC, wash hand basin, part tiled walls, tiled flooring, towel radiator, ventilation filtration system

Outside









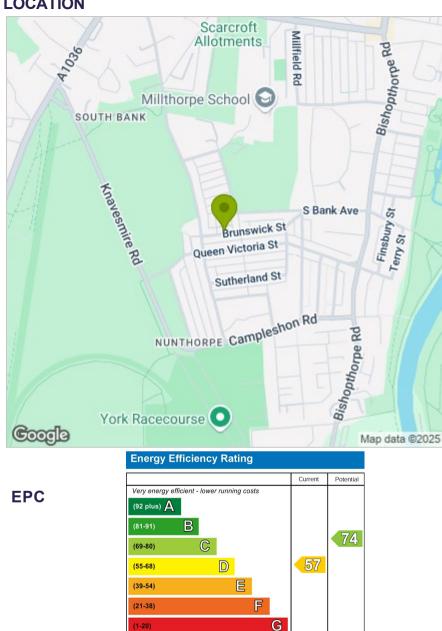




Rear walled Courtyard with brick store, outside tap, gate to service alleyway

FLOOR PLAN 1st Floor 265 sq.ft. (24.6 sq.m.) approx. Ground Floor 265 sq.ft. (24.6 sq.m.) approx. Bathroom 11'10" x 8'6" 3.61m x 2.60m Kitchen/Dining Room 12'2" x 11'3" 3.72m x 3.44m DOWN

LOCATION



Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC

TOTAL FLOOR AREA: 529 sq.ft. (49.2 sq.m.) approx.

Whist every altempt has been made be ensure the accuracy of the thoughan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarante as to their operations of efficiency can be given.

Lounge 11'9" x 11'3" 3.59m x 3.44m

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.

Bedroom 1 12'1" x 11'3" 3.69m x 3.44m