

55 Curzon Terrace
York, YO23 1EZ
Guide Price £300,000



Churchills Estate Agents are delighted to offer for sale this three bedroom period terrace house set in the highly sought after and convenient location of South Bank. Close to the thriving and vibrant 'Bishy Road' with its array of independent shops and eateries as well as moments from the Knavesmire Racecourse and a short walk into the city centre and to the railway station. The property has been upgraded by the current owners to a very good standard with gas central heating and double glazing throughout, benefiting from highly regarded nearby schools and popular shops and amenities. The bright and airy living accommodation briefly comprises entrance vestibule, front dining room, inner hallway, lounge, 15' kitchen, rear lobby, three piece shower room, first floor landing and three first floor bedrooms (two doubles and one generous single). To the outside is a walled courtyard with gate to service alleyway. An internal viewing is highly recommended.

Entrance Vestibule

Composite entrance door, carpet. Glazed door to:

Dining Room

Double glazed window to front, coving, period fireplace with surround, double panelled radiator, power points, carpet.

Inner Hallway

Carpeted stairs to first floor. Door to:

Lounge

Double glazed window to rear, under stairs cupboard, double panelled radiator, TV point, power points, carpet.

Kitchen

Two double glazed windows to side, fitted wall and base units with counter tops, one and a half stainless steel sink and drainer with mixer tap, wall mounted gas combination boiler, built-in gas hob and electric oven, space and plumbing for appliances, double panelled radiator, power points. Tiled flooring.





Rear Hallway

Door to courtyard. Door to:

Shower Room

Opaque double glazed window to side, walk-in mains shower cubicle, wash hand basin, low level WC, tiled walls, radiator. Tiled flooring.

First Floor Landing

Loft access, power points. Carpet. Doors to:

Bedroom 1

Double glazed window to front, coving, period fireplace, built-in storage cupboard, double panelled radiator, power points. Carpet.

Bedroom 2

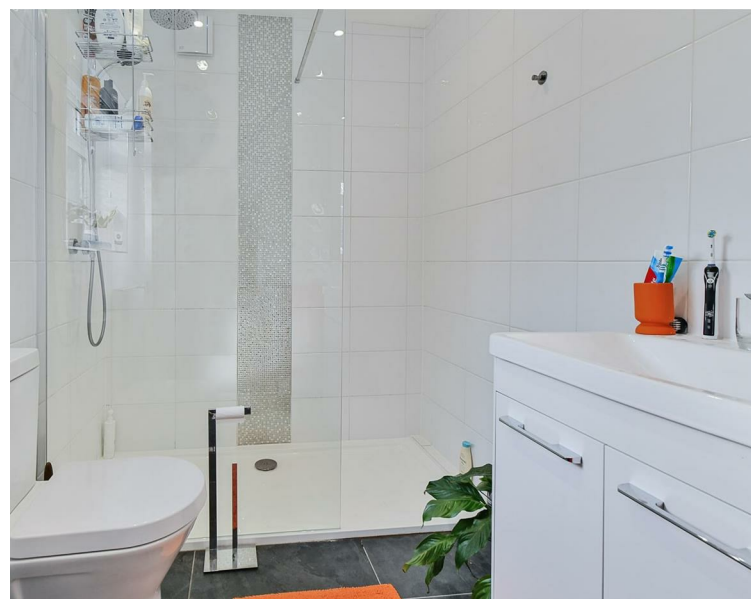
Double glazed window to rear, storage cupboard, double panelled radiator, power points. Carpet.

Bedroom 3

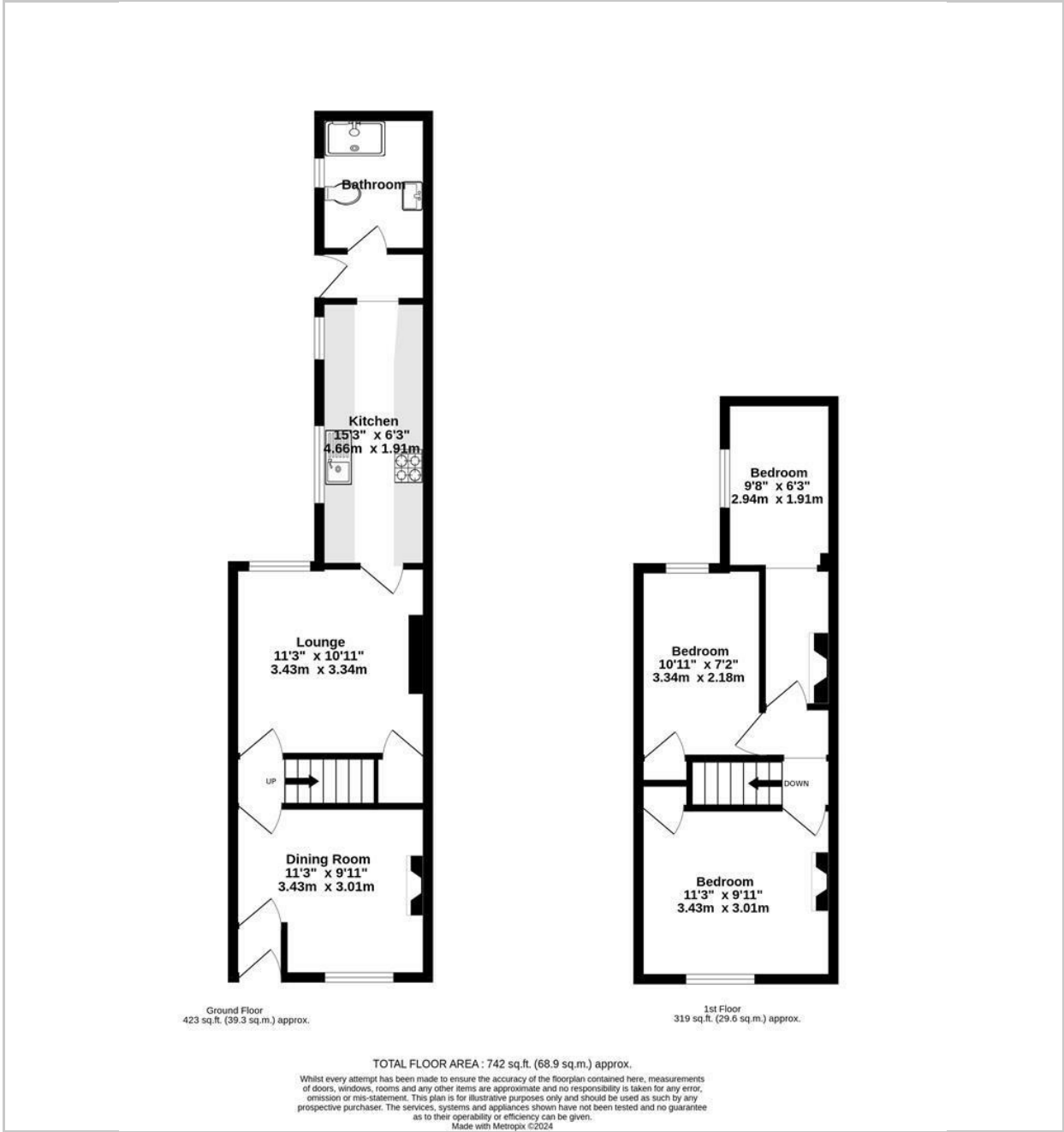
Double glazed window to side, period fireplace, double panelled radiator, power points. Carpet.

Outside

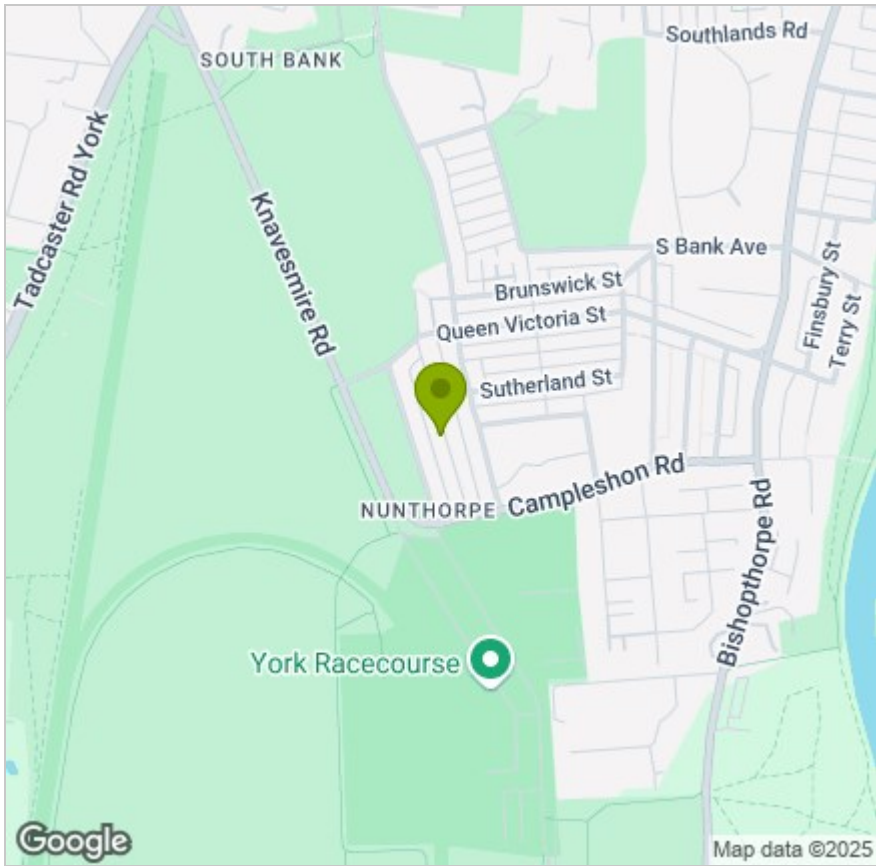
Rear walled courtyard with gate to service alleyway.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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