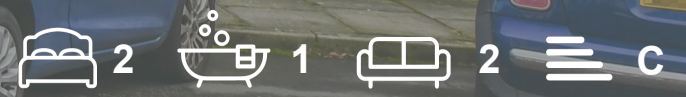




6 Windsor Street

York, YO23 1DN

Guide Price £260,000





**NO ONWARD CHAIN!** An extended two bedroom terraced house located in this highly desirable area of South Bank, convenient for both York city centre, the railway station and moments from The Knavesmire Racecourse and many sought after local schools and amenities. The bright and spacious living accommodation comprises entrance hallway, lounge, separate sitting room, dining kitchen with glazed door onto courtyard, bathroom suite, first floor landing and two 13' double bedrooms. To the outside is a low maintenance rear courtyard with brick boundary wall and gate to service alley. An accompanied viewing is strongly recommended.

### Entrance Hall

Glazed entrance door, coving, single panelled radiator. Door to:

### Lounge

Window to front, single panelled radiator, power points. Carpet.

### Sitting Room

Stairs to first floor, double panelled radiator, power points. Carpet.

### Dining Kitchen

Glazed roof light, sliding doors onto rear courtyard, fitted wall and base units, one and a half sink and draining board with mixer tap, space and plumbing for appliances, single panelled radiator, power points. Tiled flooring.

### Bathroom

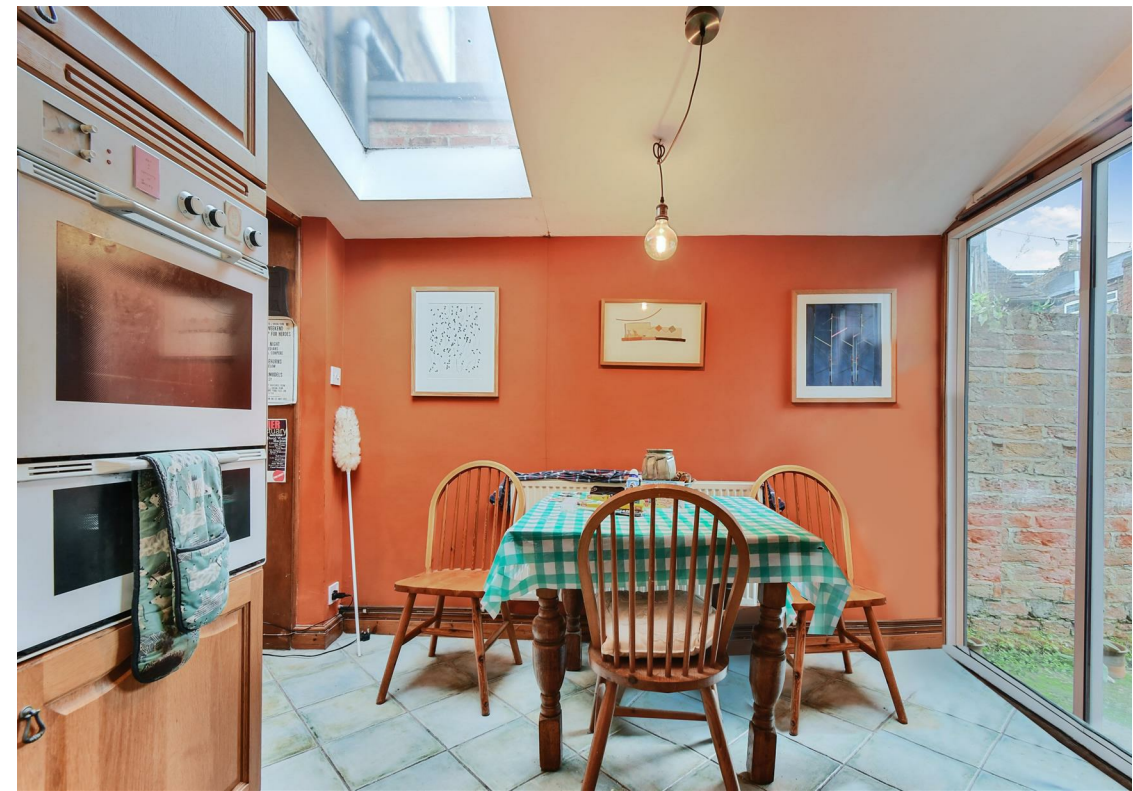
Opaque window to side, panelled bath with mains shower over, pedestal wash hand basin, low level WC, single panelled radiator.

### First Floor Landing

Carpet. Doors to:

### Bedroom 1

Window to front, fitted wardrobes, double panelled radiator, power points. Carpet.







## Bedroom 2

Window to rear, storage cupboard, single panelled radiator, power points, wall mounted gas combination boiler. Carpet.

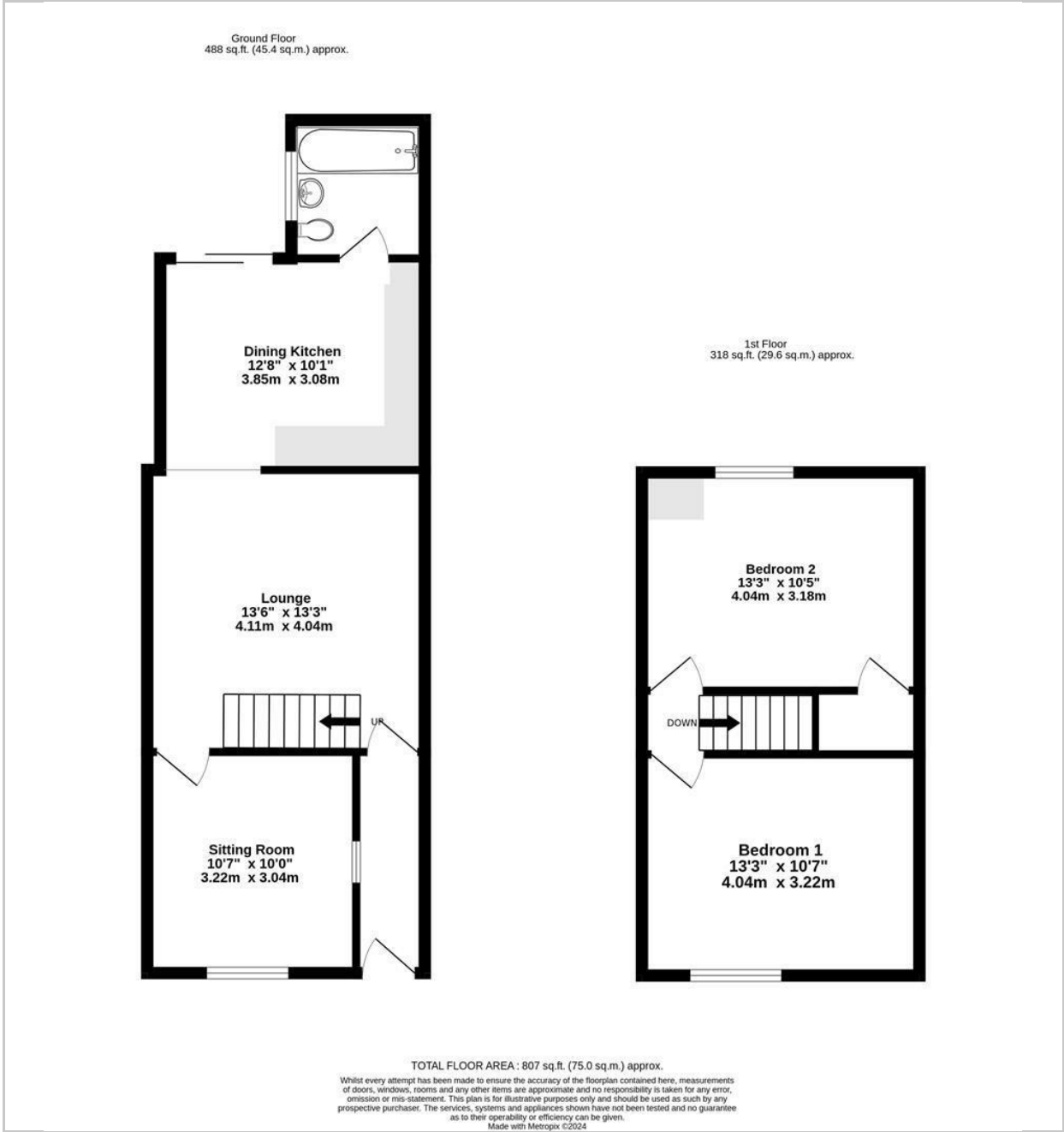
## Outside

Rear walled courtyard with gate to service alleyway.

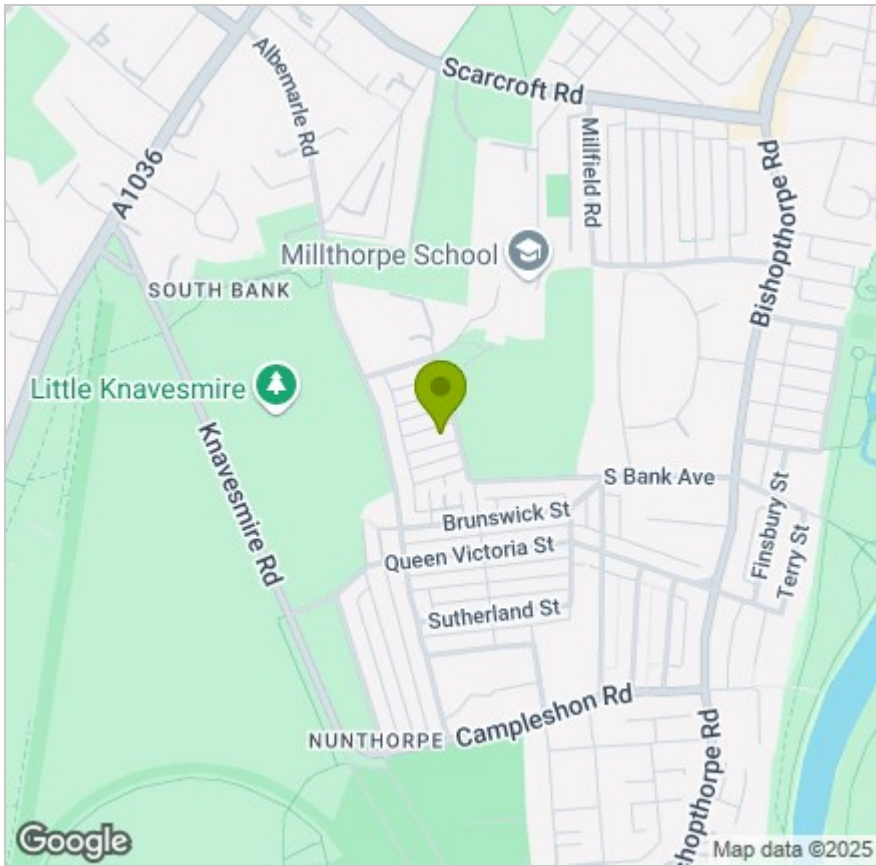




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.