



7 Hanover Street East
York, YO26 4YF
Guide Price £235,000

LOCATED NEAR THE POPULAR LOCATION OF LEEMAN ROAD IS THIS WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY THAT HAS BEEN WELL MAINTAINED BY THE CURRENT OWNERS. The property is situated in an area which offers excellent local amenities including shops, cafe's, pubs and only a short walk to York train station and a nearby footpath leads along the riverside into York City centre. The front door invites you directly into a vestibule opening into the spacious living room, beyond the living room is the kitchen/dining room fitted with an excellent range of base and wall mounted units incorporating complimentary work surfaces, integrated oven, electric hob, and single sink with mixer tap over. There is also an inner hall and a good-sized shower room. Stairs lead to the first floor where there are two double bedrooms. Externally there is a fully enclosed rear courtyard. An early viewing is recommended to appreciate the accommodation on offer.



Entrance Hall

Lounge

12'5" x 11'1" (3.79m x 3.38m)

Kitchen/Diner

11'1" x 8'9" (3.38m x 2.67m)

Utility Room

6'5" x 3'4" (1.98m x 1.02m)

Bathroom

7'6" x 6'5" (2.31m x 1.98m)

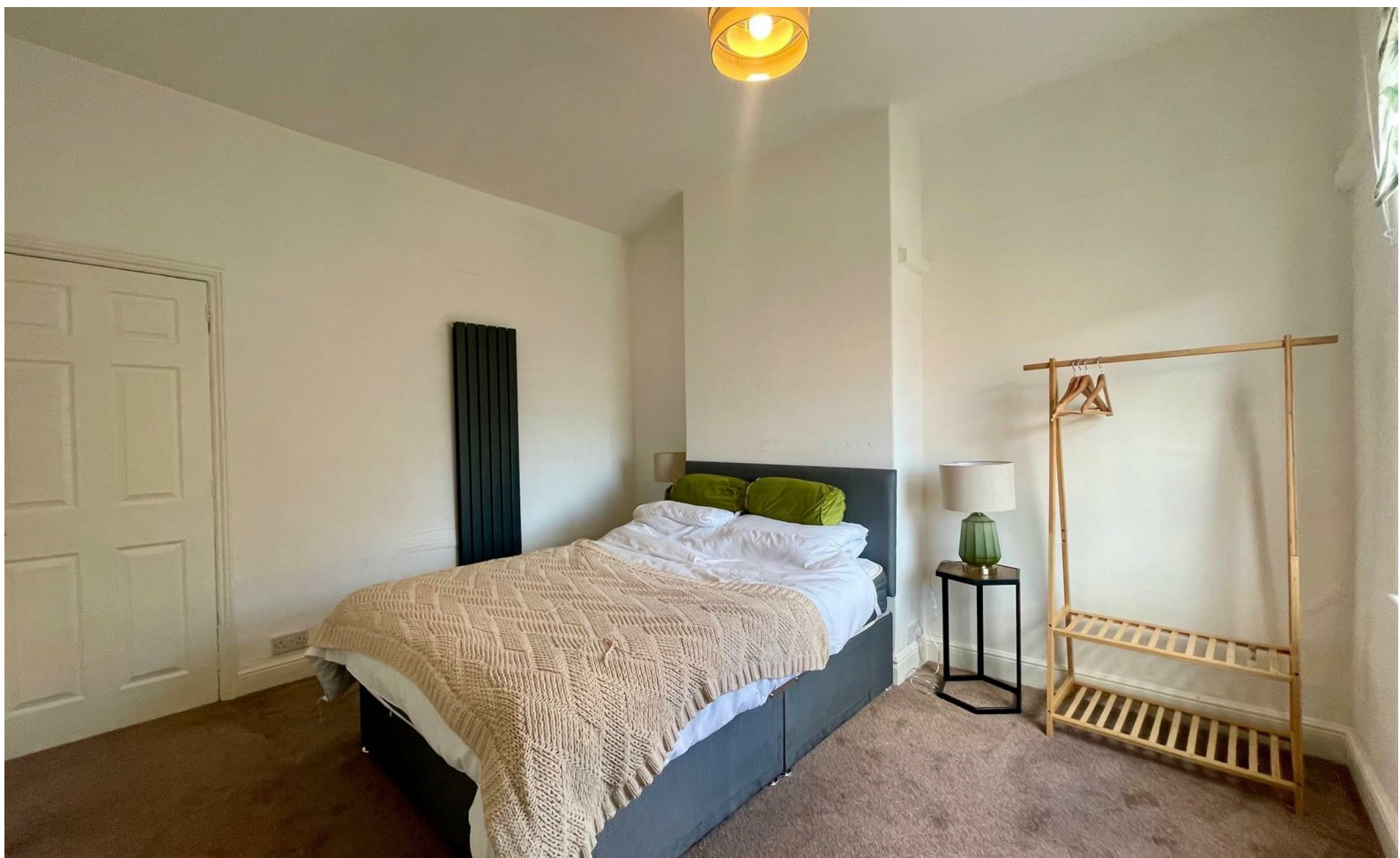
Bedroom 1

12'5" x 11'1" (3.79m x 3.38m)

Bedroom 2

11'1" x 8'9" (3.38m x 2.67m)





FLOOR PLAN

