



38 Rosebery Street
York, YO26 4YX
£180,000

NO ONWARD CHAIN! A period mid-terraced house located in the popular and convenient location of Leeman Road, close to the railway station, the river Ouse and York's historic city centre, although in need of some cosmetic upgrading the property does benefit from uPVC double glazing and gas central heating and is realistically priced. The living accommodation comprises; lounge, dining room, 12ft kitchen, rear hallway, 3 piece bathroom, first floor landing and two first floor double bedrooms. To the outside is a rear walled courtyard with gate to service alleyway. An internal viewing to appreciate the potential on offer is highly recommended.

Lounge

uPVC window to front, single panelled radiator, carpeted flooring, power points

Dining Room

uPVC window to rear, single panelled radiator, carpeted flooring, power points, stairs to first floor

Kitchen

uPVC window to side, fitted wall and base units with countertop, sink and draining board with mixer tap, wall mounted gas combination boiler, space and plumbing for appliances, vinyl flooring, power points

Rear Hall

uPVC glazed door to courtyard, single panelled radiator, vinyl flooring

Bathroom

Opaque uPVC window to side, panelled bath with mixer shower head over, low level WC, pedestal wash hand basin, vinyl flooring, double panelled radiator, extractor fan

First Flooring Landing

Carpeted flooring, single panelled radiator, door to;



Bedroom 1

uPVC window to front, period fireplace, single panelled radiator, carpeted flooring, power points

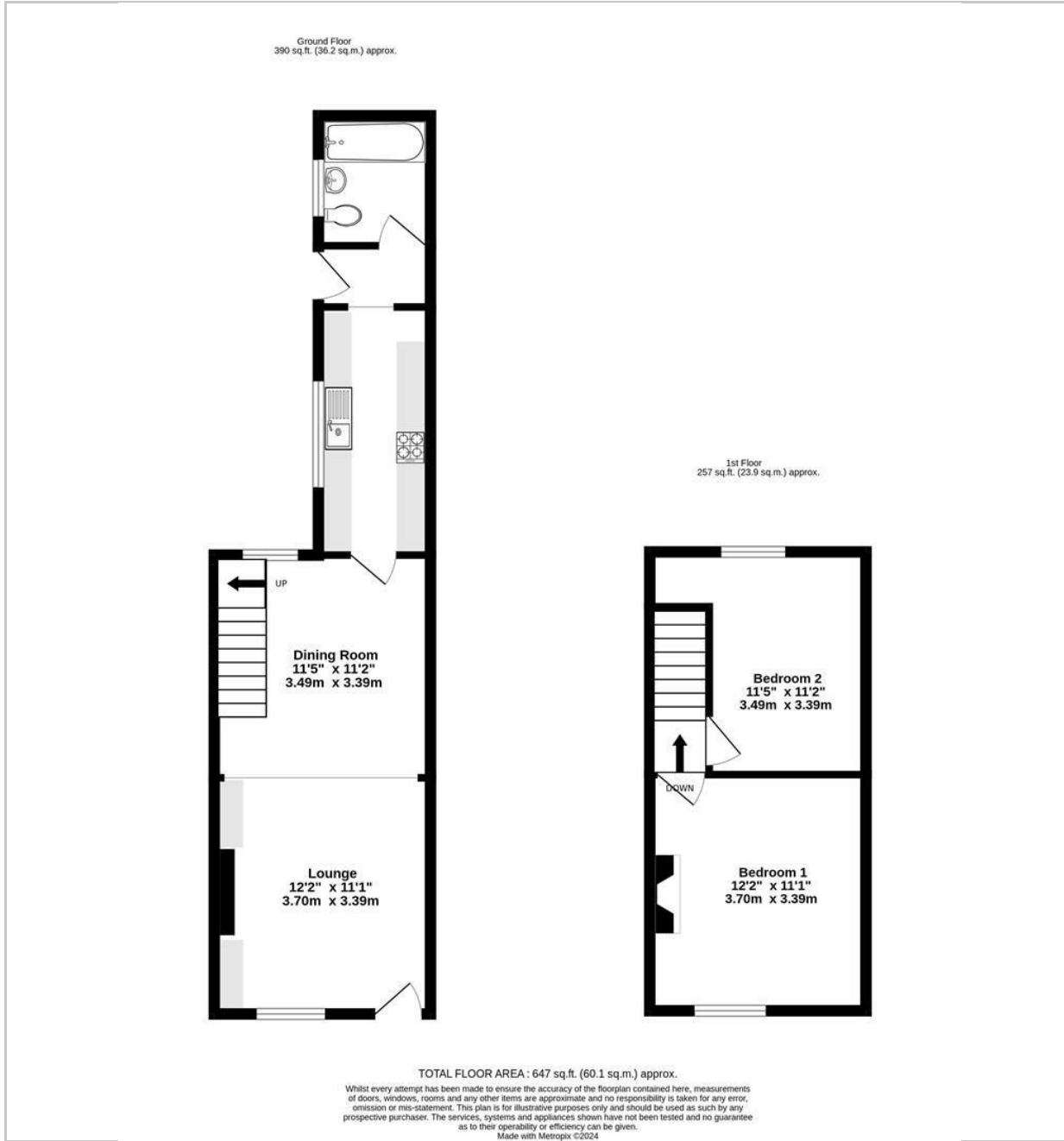
Bedroom 2

uPVC window to rear, single panelled radiator, carpeted flooring, power points

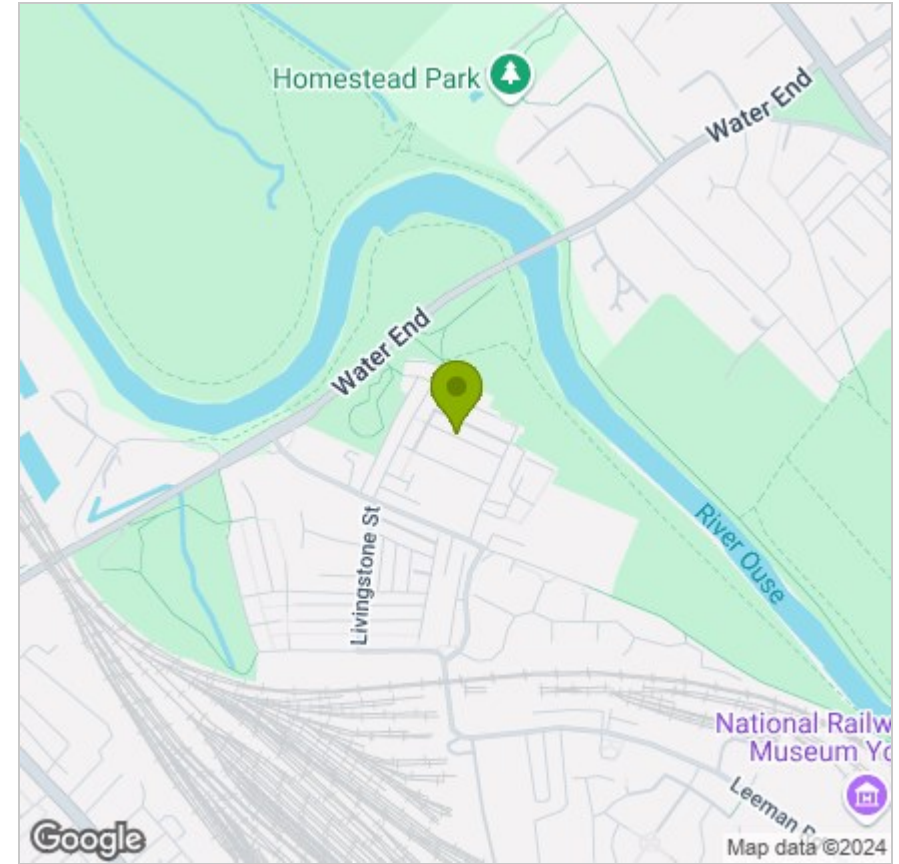
Outside

Rear courtyard with brick boundary wall and gate to service alleyway

FLOOR PLAN



LOCATION



EPC

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.