

A SUPERB EXTENDED THREE STOREY 2 BEDROOM PERIOD TOWN HOUSE SET IN THIS HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE KNAVESMIRE AND POPULAR LOCAL AMENITIES. The property has the benefit of gas central heating and double glazing and provides extremely spacious living accommodation comprising 21' lounge/dining room, large kitchen with modern fitted units and integrated appliances, rear hall, landing, double sized bedroom and first floor bathroom plus a second floor landing and a large master bedroom. To the outside is a good sized walled rear courtyard. An internal viewing is highly recommended.

Lounge/Dining Room

20'11" x 10'11" (6.40m x 3.35m)

Entrance door, window to front, storage cupboard. Door leading to

Kitchen

12'7" x 7'3" (3.84m x 2.21m)

Modern fitted units with sink unit, base and wall units, work surfaces, built in oven and hob, plumbing for washing machine, window to rear. Door to

Rear Hall

Stairs to first floor. Door leading to rear yard

First floor Landing

Stairs to second floor. Doors to

Bedroom 1

13'8" x 10'11" (4.17m x 3.35m) Window to front

Bathroom

8'0" x 8'0" (2.46m x 2.44m)

Modern white suite comprising panelled bath with shower above, wash hand basin, low level w.c., window to rear.

Second floor Landing

Door leading to

Bedroom 2

20'2" x 10'11" (6.15m x 3.35m)

Large bedroom with dormer window to rear.















Outside
Good sized south facing rear courtyard with patio.

NoteThe property is empty and photos are 'staged' for marketing purposes.

FLOOR PLAN LOCATION Scarcroft Rd Millfield Rd Bishopthorpe Rd Ground Floor 381 sq.ft. (35.4 sq.m.) approx. 1st Floor 247 sq.ft. (23.0 sq.m.) approx. 2nd Floor 209 sq.ft. (19.4 sq.m.) approx. Millthorpe School SOUTH BANK 13'8" x 11'0" 4.17m x 3.35m Finsbury St Terry St S Bank Ave Brunswick St Bedroom 20'2" x 11'0" 6.15m x 3.35m Queen Victoria St 0 Sutherland St Campleshon Rd Bishopthorpe Rd 6 NUNTHORPE Kitchen 12'7" x 7'3" 3.84m x 2.21m Google Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 86 73 (69-80) TOTAL FLOOR AREA: 837 sq.ft. (77.8 sq.m.) approx. I OTAL FLOWR ARKEN, GOT SQLIF (110 Agent) supprises. very altering has been made to ensure the accuracy of the floorigan contained here, measurements its, wordow, scoria and any other tiers are approximate and no responsibility is taken for any error, stories and any other tiers are approximate and no responsibility of the stories of the purchase. The services, systems and appliances shown have not been related and no guarante as to time operability or effectively can be given. Made with Metropia CO202. (55-68) (39-54) (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 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.