



2 Colenso Street
York, YO23 1AS

Guide Price £350,000



A SUPERB TWO DOUBLE BEDROOM PERIOD END OF TERRACE HOUSE LOCATED IN THIS QUALITY AREA OF CLEMENTHORPE, MOMENTS FROM BISHOPTHORPE ROAD, ROWNTREE PARK AND ONLY A SHORT WALK INTO YORK CITY CENTRE AND THE RAILWAY STATION. Benefitting from modern décor and maintained by the current vendors to a very high standard, the bright and airy living accommodation comprises tiled entrance hallway, dining room with large front window, 13' sitting room, fully fitted kitchen with vaulted ceiling, utility/WC, first floor landing, two double bedrooms and a three piece shower room. To the outside is a side alleyway giving access to a walled rear landscaped courtyard. An accompanied viewing is highly recommended.

Entrance Hallway

Composite entrance door, uPVC window to side. Tiled flooring. Door to;

Dining Room

10'6 x 10'4 (3.20m x 3.15m)

uPVC window to front, coving, open fire with hearth, double panelled radiator, TV point, power points. Laminate flooring.

Sitting Room

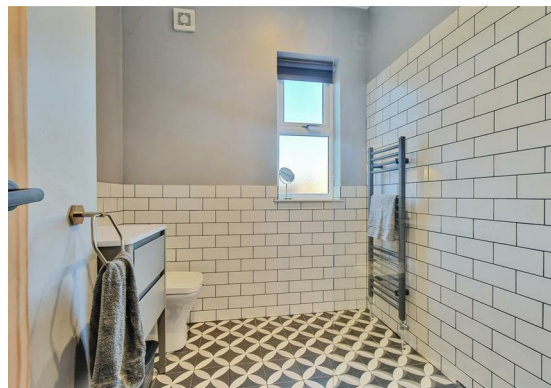
13'8 x 11'1 (4.17m x 3.38m)

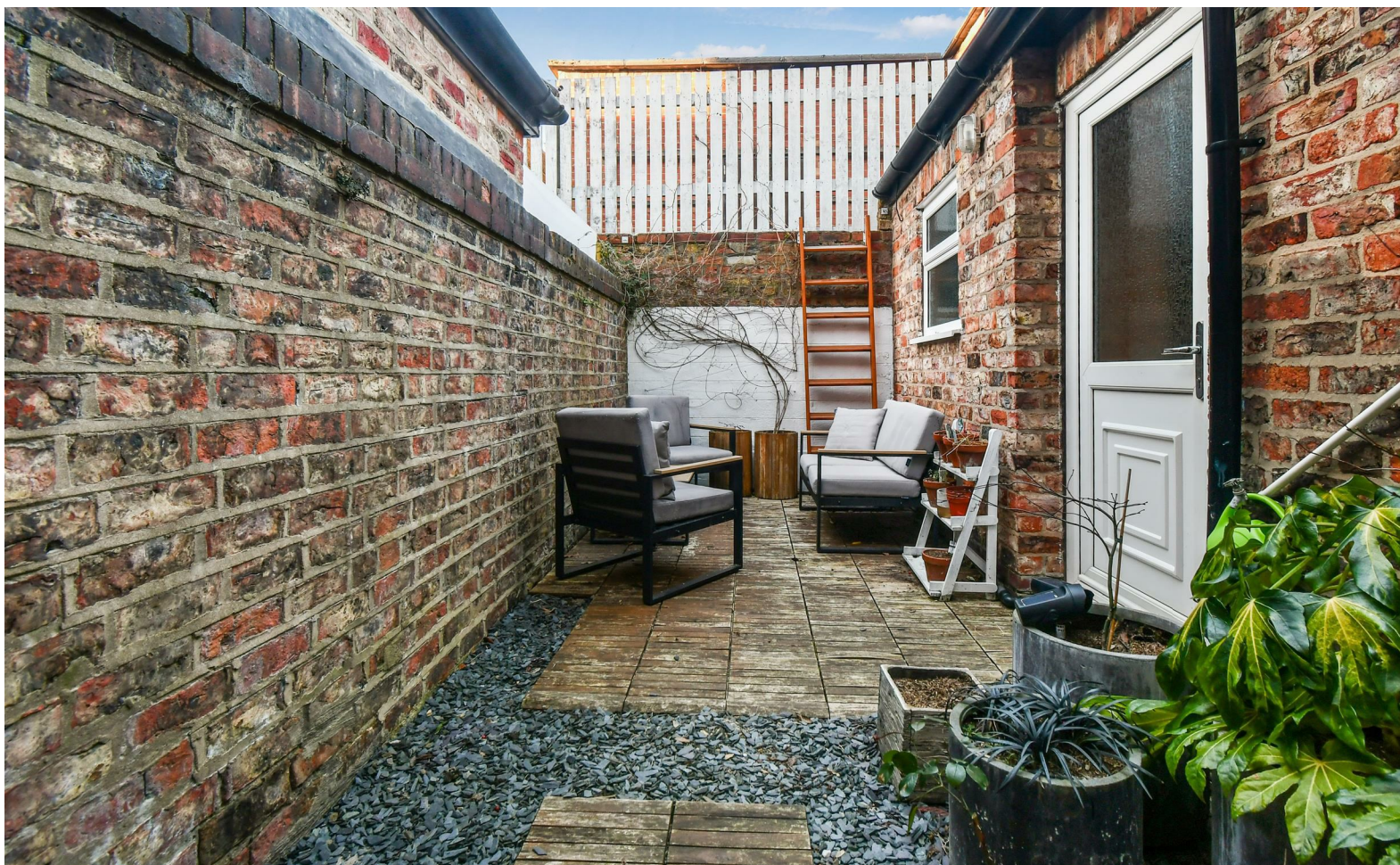
uPVC window to rear, under stairs cupboard, open fire with hearth, single panelled radiator, TV point, power points. Laminate flooring.

Kitchen

14'10 x 5'8 (4.52m x 1.73m)

uPVC window to side and door to courtyard, fitted wall and base units with counter tops, stainless steel sink with mixer tap, built-in oven and hob, integrated dishwasher, column radiator, power points. Laminate flooring.





Utility/WC

6'11 x 5'8 (2.11m x 1.73m)

uPVC opaque window to side, single panelled radiator, low level WC, space and plumbing for appliances, power points. Laminate flooring.

First Floor Landing

Access to loft space, power points. Carpet. Doors to:

Bedroom 1

15'9 x 10'5 (4.80m x 3.18m)

uPVC window to front, period fireplace, double panelled radiator, power points. Carpet.

Bedroom 2

11'3 x 7'7 (3.43m x 2.31m)

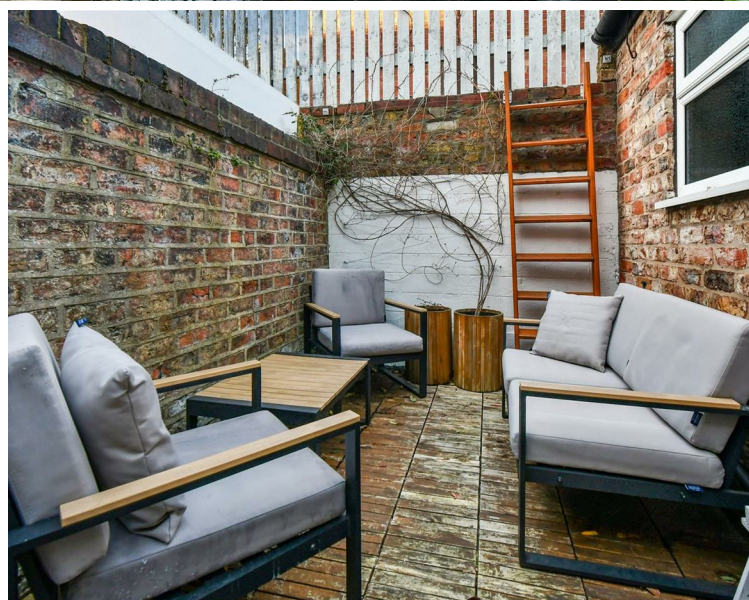
uPVC window to rear, storage cupboard, single panelled radiator, power points. Carpet.

Shower Room

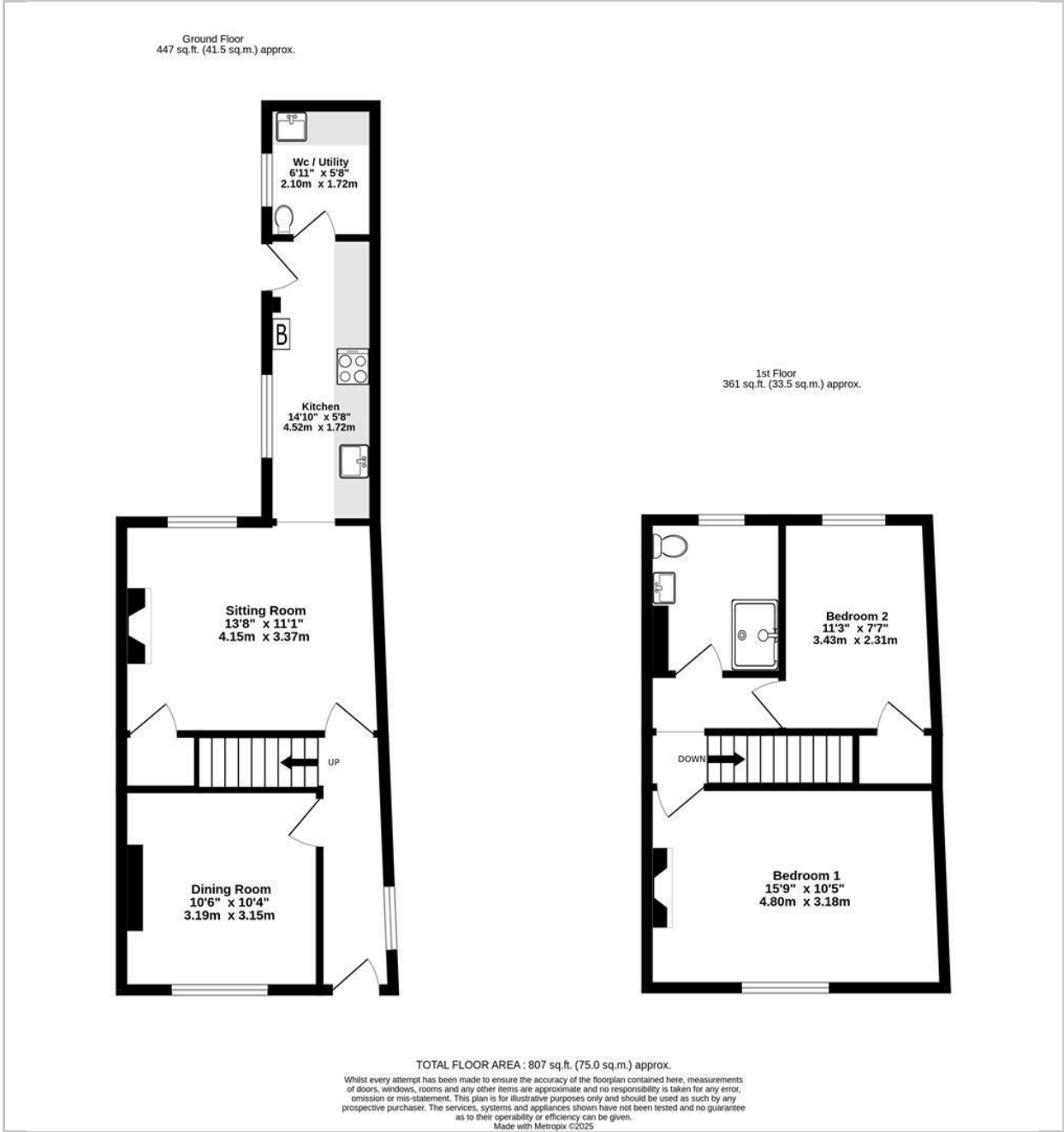
uPVC opaque window to rear, walk-in shower cubicle, wash hand basin, low level WC, part tiled walls, towel rail/radiator. Tiled flooring

Outside

Rear walled courtyard with landscaped area for seating, outside tap, gated side access.



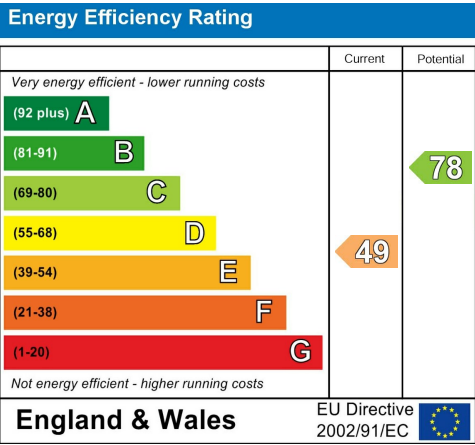
FLOOR PLAN



LOCATION



EPC



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