



1 Lower Friargate

York, YO1 9SL

Guide Price £425,000



NO ONWARD CHAIN. A superb 3 storey townhouse situated in this city centre location just off Kings Lane and the river Ouse. This fabulous townhouse is sure to appeal to an array of buyers and is currently used as a successful holiday home or is suitable to be used as a private residence. This bright and spacious living accommodation comprises; entrance vestibule, entrance hallway, lounge with feature fireplace, dining room, fitted kitchen, first floor landing, two first floor double bedrooms, large 3 piece bathroom suite, second floor master bedroom and 3 piece en-suite shower room. To the rear is a walled courtyard with access gate and an accompanied viewing is highly recommended.

Entrance Vestibule

Entrance door, laminate flooring, glazed door leading to;

Hallway

Laminate flooring, single panelled radiator, carpeted stairs to first floor, corbels

Living Room

Sliding sash window to front, period fireplace, laminate flooring, single panelled radiator, TV and power points

Dining Room

Window to rear, single panelled radiator, laminate flooring, under stairs cupboard, power points

Kitchen

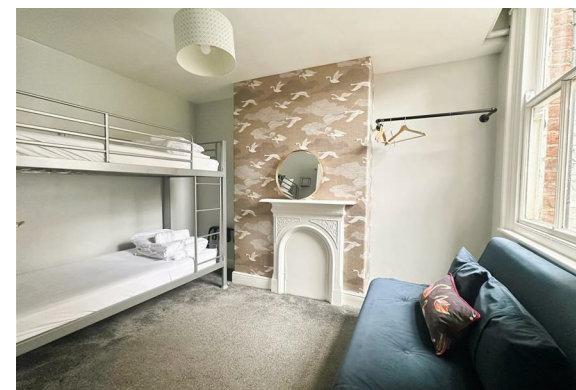
Window to side, uPVC glazed door to courtyard, tiled flooring, fitted base and wall units, sink and draining board with mixer tap, space and plumbing for appliances

First Floor Landing

Window to side, carpeted flooring, power points, door to;

Bedroom 2

Sliding sash window to front, double radiator, period fire, storage cupboard, carpeted, power points





Shower Room

Opaque window to side, single panelled radiator, walk in shower cubicle, low level wc, wash hand basin, recessed spotlights, extractor fan, door to;

Second Floor Landing

Door leading to;

Master Bedroom

Timber framed window to front, double panelled radiator, carpeted, power points, leading to;

En-Suite Shower Room

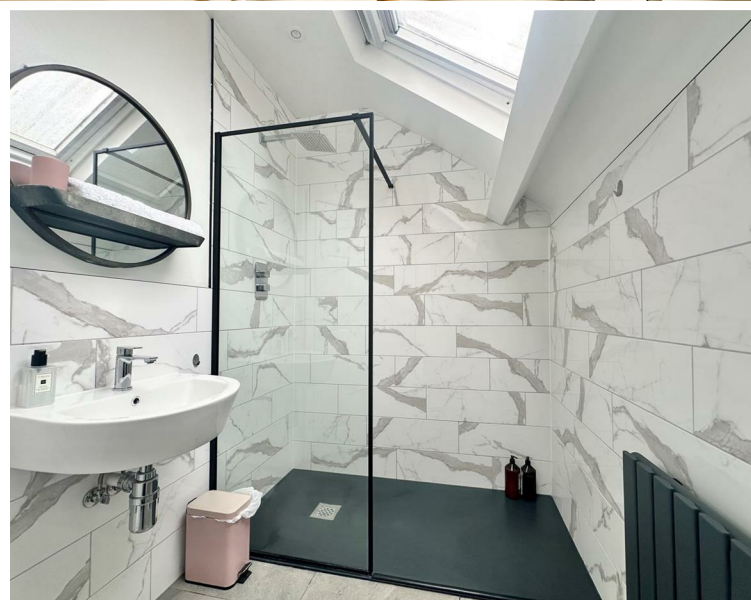
Velux window, walk in shower cubicle, low level wc,, pedestal wash hand basin, towel radiator, tiled flooring

Bedroom 3

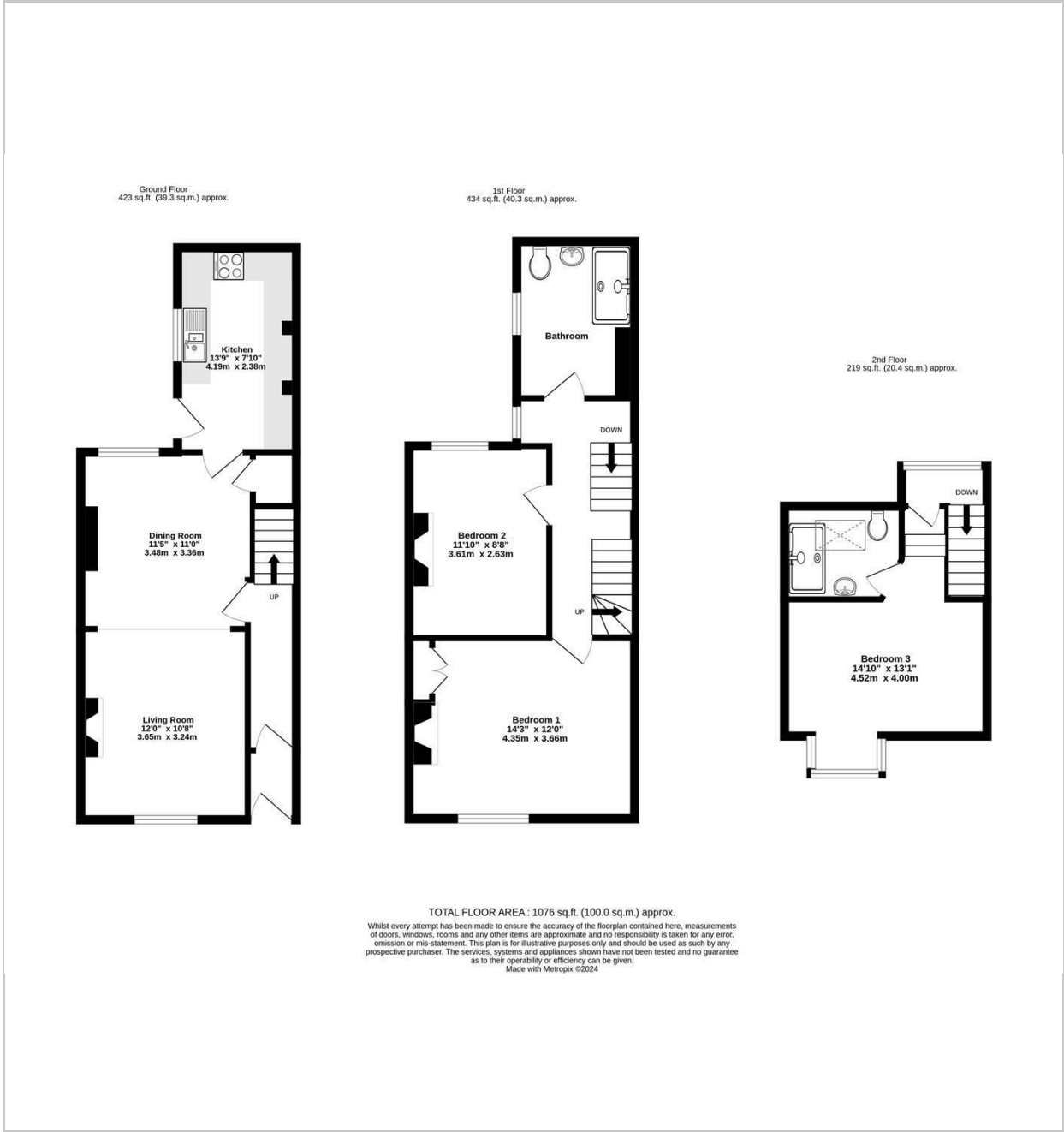
Window to rear, period fireplace, double panelled radiator, carpeted, power points

Rear Courtyard

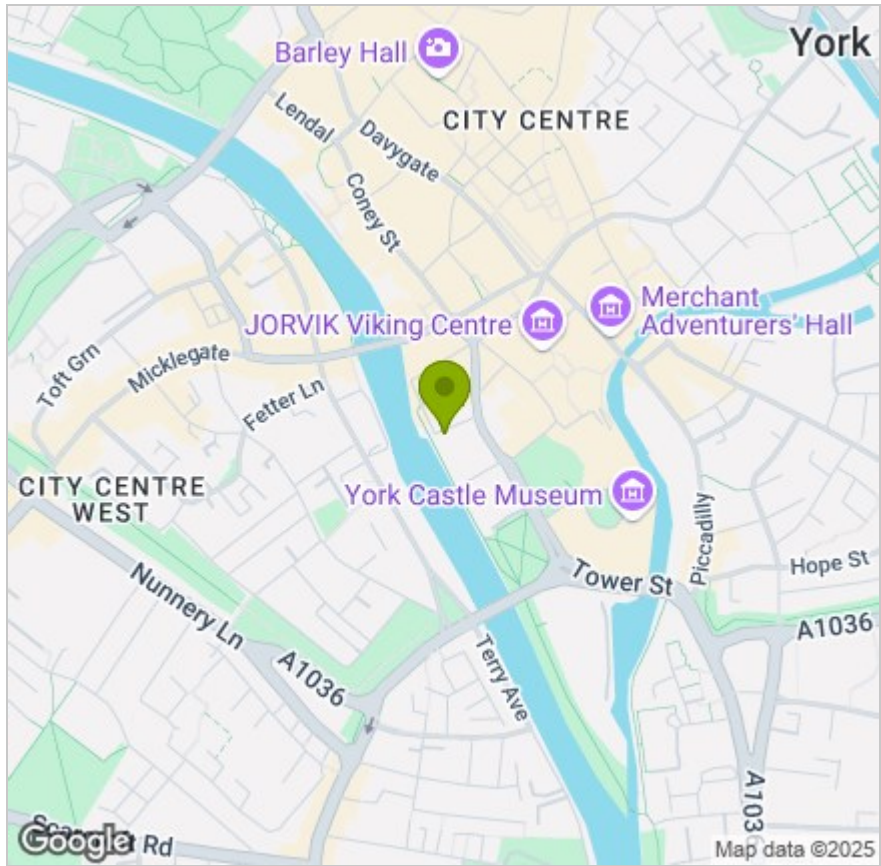
Rear walled courtyard



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	

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