



45 Grosvenor Terrace

York, YO30 7AG

Guide Price £535,000

NO FORWARD CHAIN! STUNNING LARGE THREE STOREY 4 BEDROOM PERIOD TOWN HOUSE! We as Agents are delighted to have the opportunity to present to the market this fantastic property located close to St Peters and Bootham Schools, York Hospital and being only a stone's throw to York's bustling city centre and the railway station. Internally the property provides extremely spacious living accommodation set over 3 floors with high quality internal fittings and comprising hallway, living room with a large bay window offering plenty of natural light leading in to the dining room, kitchen with contemporary fitted units and integrated appliances, first floor landing, large master bedroom with en-suite shower room/WC, bedroom 2, family bathroom, second floor landing and 2 further double bedrooms. To the outside is a pretty walled rear courtyard. An internal viewing is strongly recommended.

Entrance Hall

Entrance door, stairs to first floor. Mosaic tiled flooring. Doors to;

Lounge

Bay window to front with fitted shutters, ceiling coving, shelving in alcoves, period style fireplace with tiled inserts, traditional radiator, TV point, power points. Carpet.

Dining Room

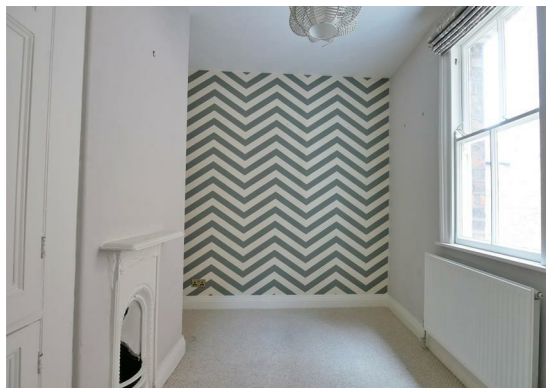
Window to rear, traditional radiator, power points. Carpet.

Kitchen

Modern fitted wall and base units comprising inset stainless steel sink and drainer, built in oven and electric hob over and extractor fan above, space for further appliances, power points, traditional radiator, window to side, door to courtyard. Laminate flooring. Door to utility area with windows to side and rear.

First Floor Landing

Spindle balustrade, carpeted stairs to second floor. Carpet. Doors to;





Bedroom 1

Bay window to front with fitted shutters, ceiling coving, double panelled radiator, power points. Carpet. Door to;

En-Suite

Walk in shower cubicle, vanity unit with inset wash basin, low level WC, tiled walls. Laminate flooring.

Bedroom 2

Window to side, period style fireplace, single panelled radiator, power points. Carpet.

Separate WC

Window to side, wall hung wash hand basin, low level WC. Laminate flooring.

Bathroom

Large bathroom comprising claw foot bath with shower over and shower screen, pedestal wash hand basin, low level WC, period style fireplace. Laminate flooring.

Second Floor Landing

Carpet. Doors to;

Bedroom 3

Window to front, period style fireplace, radiator, power points. Carpet.

Bedroom 4

Window to rear, period style fireplace, radiator, power points. Carpet.

Outside

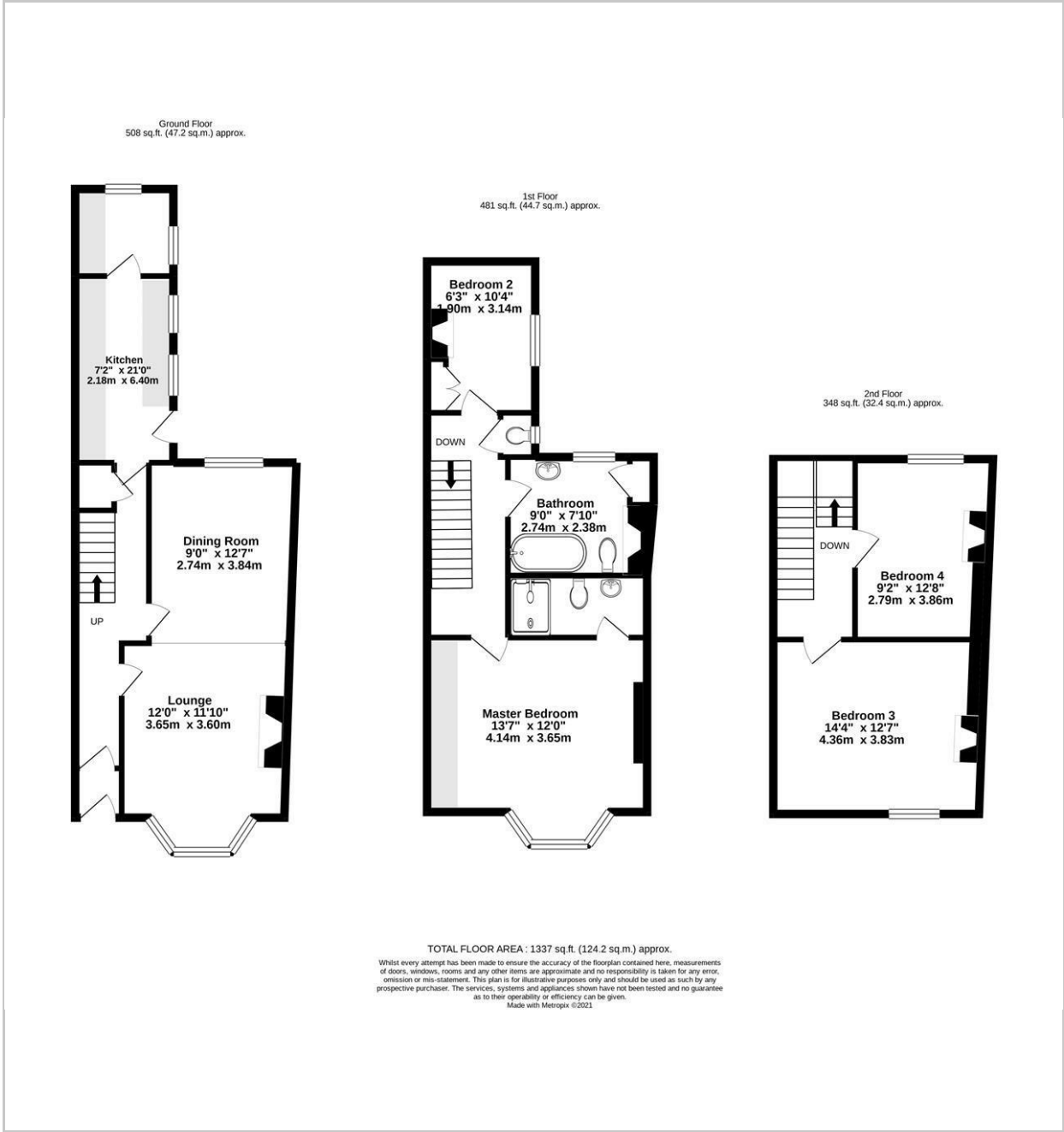
Paved walled courtyard to rear with timber gate to service alley.

Note:

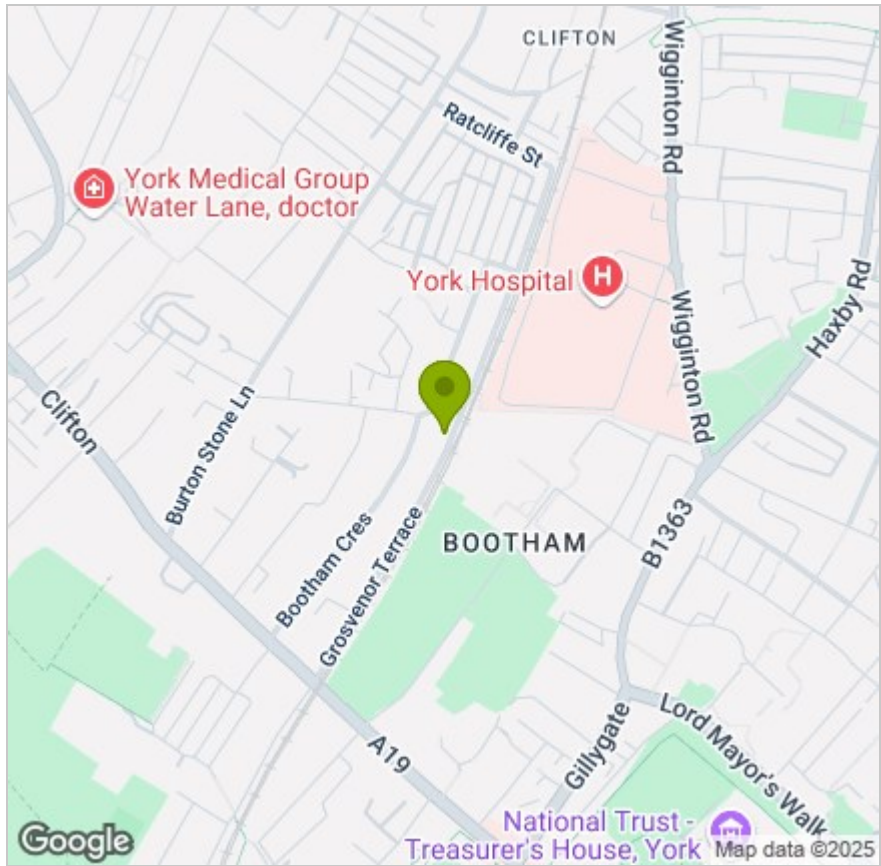
Photos taken prior to tenants moving in.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	51	
(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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