



4 Glencoe Street

York, YO30 7BA

Guide Price £220,000



TWO DOUBLE BEDROOM PERIOD TERRACE WITH UPSTAIRS BATHROOM AND GENEROUS SOUTH FACING REAR COURTYARD. Churchills are delighted to offer for sale this well-proportioned period home located in this popular and convenient Burton Stone Lane area, ideally situated for York's historic city centre, York Hospital and the railway station. Offering bright and spacious living accommodation and with the added benefit of double glazing and gas central heating, it fully comprises entrance hallway, lounge, sitting/dining room, fitted kitchen, rear hall, WC/cloaks, first floor landing, two double bedrooms and a four piece house bathroom. To the outside is a south facing rear walled courtyard with gate to service alley. THIS PROPERTY IS SURE TO APPEAL TO A FIRST TIME BUYER OR INVESTOR. An internal viewing is highly recommended.

### Entrance Hallway

Entrance door, single panelled radiator, power points, stairs to first floor. Laminate flooring.

### Lounge

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

### Sitting/Dining Room

uPVC French doors to courtyard, under stairs cupboard, column radiator, TV point, power points. Laminate flooring.

### Kitchen

uPVC window to side, door to courtyard, fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, range cooker, integrated dishwasher, power points. Tiled flooring.

### Rear Hall

Velux, space and plumbing for washing machine, power points. Tiled flooring. Door to:







### **WC/Cloaks**

Wall mounted gas combination boiler, wash hand basin, low level WC, double panelled radiator, tiled walls. Tiled flooring.

### **First Floor Landing**

Carpet. Doors to:

### **Bedroom 1**

uPVC window to front, period fire with surround, storage cupboard, double panelled radiator, power points. Carpet.

### **Bedroom 2**

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

### **Bathroom**

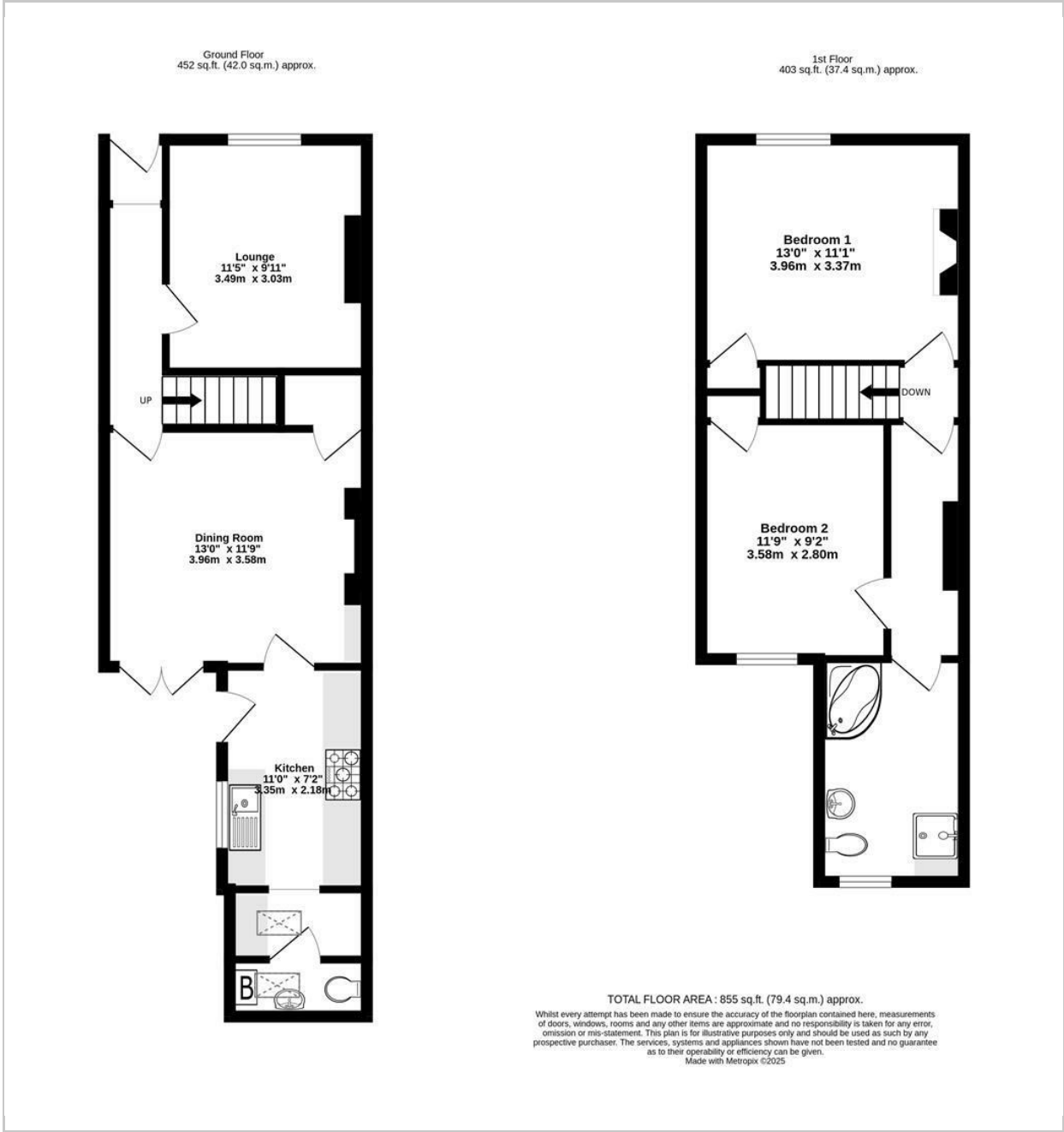
uPVC opaque window to rear, corner bath, walk-in shower cubicle, pedestal wash hand basin, low level WC, storage cupboard, tiled walls, extractor fan. Laminate flooring.

### **Outside**

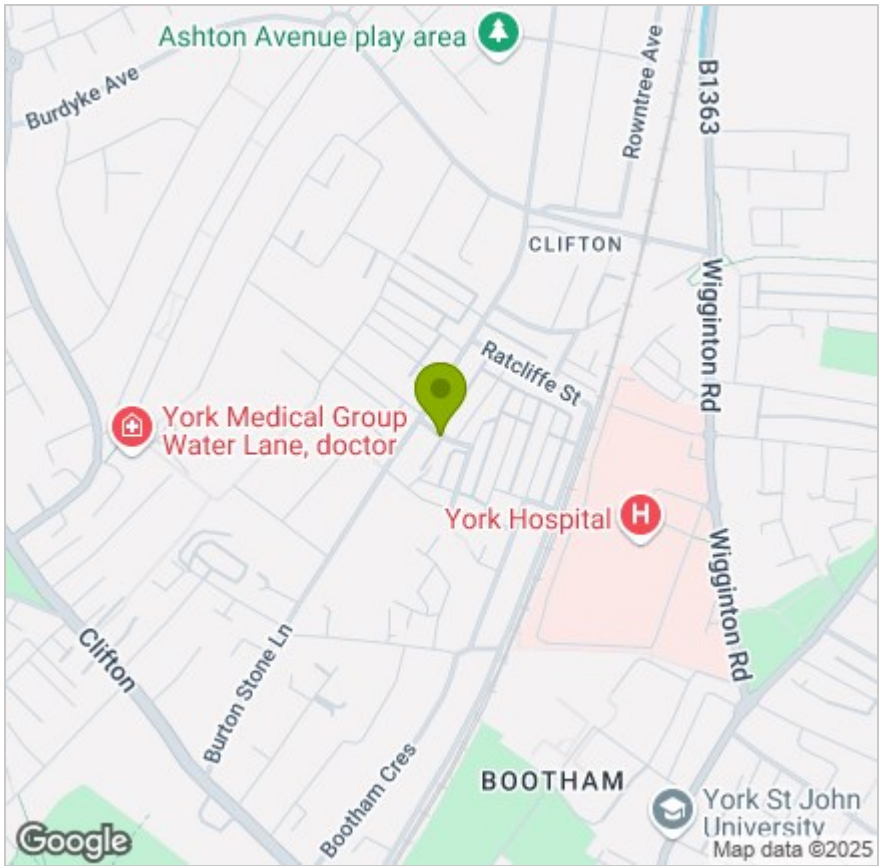
South facing walled rear courtyard with gravel and paved areas, outside tap and gate to service alleyway.



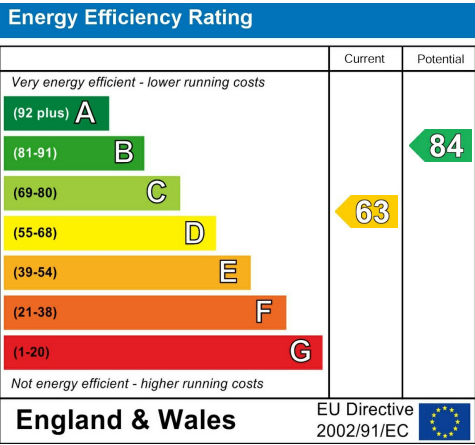
FLOOR PLAN



LOCATION



EPC



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