



4 Windsor Street  
York, YO23 1DN  
Guide Price £260,000



**NO FORWARD CHAIN!** We as Agents are delighted to have the opportunity to offer to the market this spacious period property nestled in a quiet CUL-DE-SAC location only a stone's throw from The Knavesmire as well as being within a short walk to the popular "Bishy Road" shopping parade and its array of restaurants and delis. The property has the benefit of Upvc double glazing and gas central heating via a combi boiler and the spacious living accommodation briefly comprises:

Entrance hall, living room with large window to front offering plenty of natural light, dining room with under stairs storage, kitchen with fitted wall and base units and access to the rear courtyard garden, a rear lobby with cupboard housing combination boiler which then leads to the bathroom with three piece suite and completes the ground floor accommodation. Carpeted stairs lead to the first floor and two double bedrooms.

Externally the property boasts a good size rear courtyard with brick boundary wall. An early viewing is highly recommended!



### Entrance Hall

Entrance door, dado rail, radiator. Carpet. Doors to:

### Lounge

10'4 x 9'9 (3.15m x 2.97m)

Window to front, fireplace with mantle, TV point, power points. Carpet.



### Kitchen/Diner

19'1 x 13'2 (5.82m x 4.01m)

Window to rear, radiator, power points, stairs to first floor, space for appliances, wall and base mounted units comprising work surfaces, stainless steel sink, electric oven and hob, door to courtyard, power points. Laminate flooring.



### Rear Lobby

Cupboard housing combination boiler. Door to:







## **Bathroom**

Opaque window to side, panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls. Tiled flooring.

## **First Floor Landing**

Doors to:

## **Bedroom 2**

13'2 x 10'4 (4.01m x 3.15m)

Window to front, built-in wardrobe, radiator, power points. Carpet.

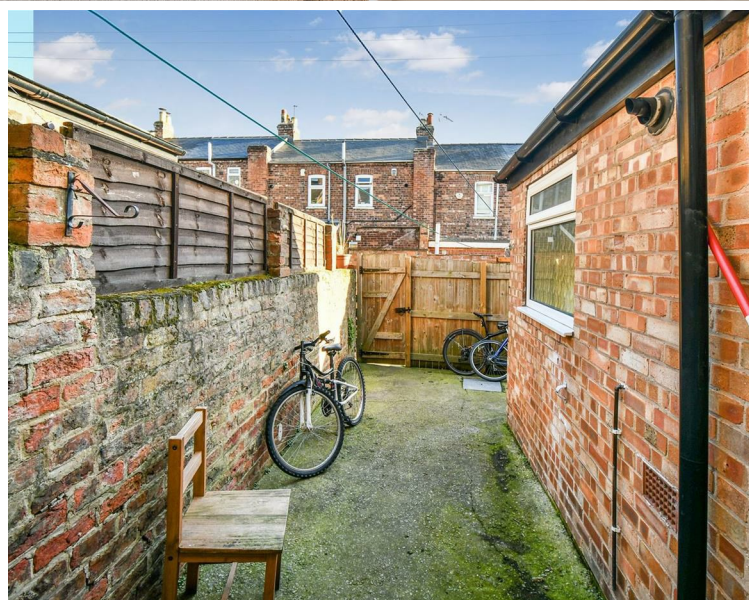
## **Bedroom 1**

13'2 x 12'8 (4.01m x 3.86m)

Window to rear, radiator, power points, loft access. Carpet.

## **Outside**

Good size rear courtyard with brick boundary wall, brick store and gate to service alley.



FLOOR PLAN

