



4 Argyle Street
York, YO23 1DW
Guide Price £300,000

NO ONWARD CHAIN – ADDITIONAL LOFT SPACE – QUIET STREET – Churchills are offering for sale a delightful two-bedroom mid terrace period property set in the heart of York's South Bank. Convenient for York's historic city centre, railway station and moments from Knavesmire Racecourse. The property is sure to appeal to both first time buyers and investors having the added benefit of uPVC double glazing, and gas central heating throughout. The bright and airy living accommodation briefly comprises; 22' open plan lounge/dining room, inner hall, rear lobby, three-piece bathroom suite, first floor landing with 2 double bedrooms and staircase to a good sized loft room with Velux windows, carpet and power points. To the outside is a rear walled courtyard with gate to service alleyway. An internal viewing of this impressive terrace house is highly recommended.

Lounge

11'2 x 11'2 (3.40m x 3.40m)

uPVC entrance door, uPVC double glazed window to front, TV point, radiators, power points. Laminate flooring.

Dining Room

11'2 x 11'0 (3.40m x 3.35m)

uPVC double glazed window to rear, power points. Laminate flooring.

Inner Hall

Carpeted stairs to first floor, understairs storage cupboard.

Kitchen

9'6 x 6'10 (2.90m x 2.08m)

Fitted wall and base mounted units with work surfaces over, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over, integrated electric oven, gas hob and extractor hood, built in fridge freezer, plumbing for automatic washing machine, uPVC double glazed window to side, power points. Vinyl flooring.





Rear Hall

Glazed door to courtyard. Vinyl flooring.

Bathroom

Opaque uPVC double glazed window to side, panelled bath with mixer shower head over, pedestal wash hand basin, low level WC, extractor fan, towel rail/radiator. Vinyl flooring.

First Floor Landing

Stairs to second floor. Carpet. Doors to;

Bedroom 1

8'3 x 10' (2.51m x 3.05m)

uPVC double glazed window to front, radiator, power points, built-in wardrobes. Carpet.

Bedroom 2

10'4 x 8'4 (3.15m x 2.54m)

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

Second Floor Landing

Carpet. Door to;

Loft Room

Three velux windows, power points. Carpet.

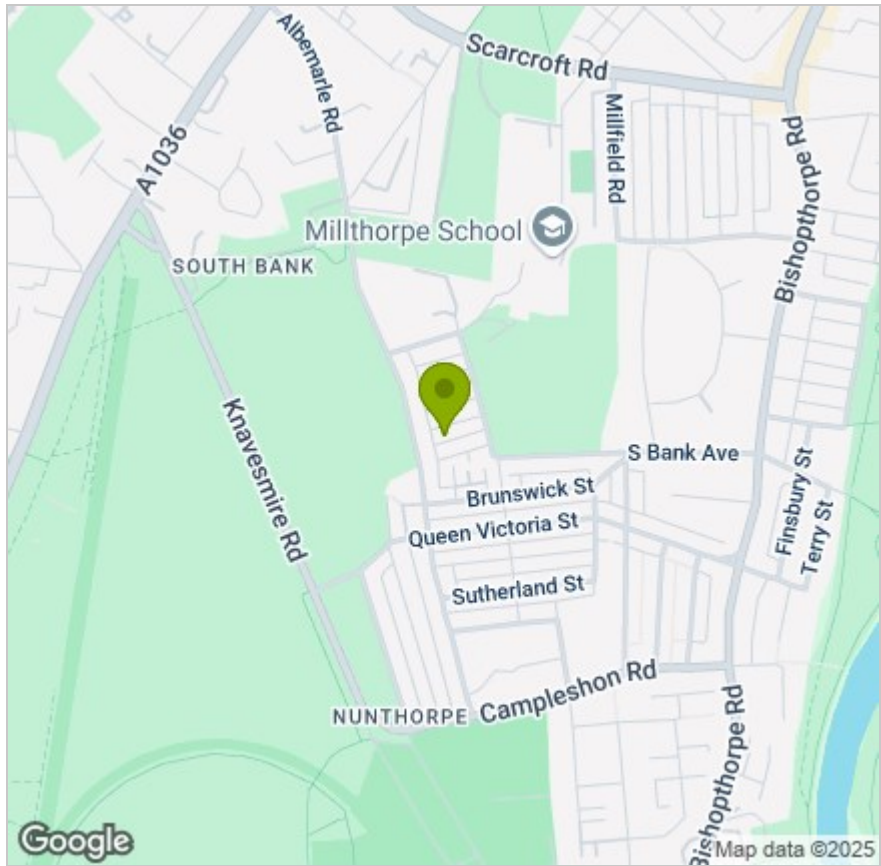
Outside

Enclosed rear courtyard with double wooden gates to rear service alley.

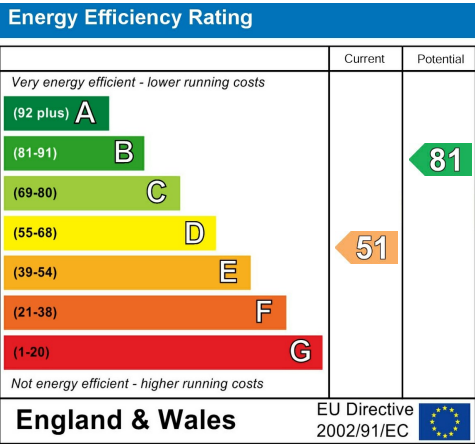
FLOOR PLAN



LOCATION



EPC



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