



38 Queen Victoria Street

York, YO23 1HN

Guide Price £275,000



AN IMPRESSIVE TWO BEDROOM MID-TERRACED HOUSE WITH ADDITIONAL LOFT ROOM, SET IN ONE OF SOUTH BANKS MOST POPULAR STREETS. This well cared for house is conveniently located close to Bishopthorpe Road shopping parade, York railway station and the Knavesmire Racecourse as well popular schools and amenities. This bright and airy living accommodation comprises entrance vestibule, 17' lounge, dining room, fitted kitchen, three piece bathroom, first floor landing, two bedrooms, WC., and a ladder to the second floor loft room (17' x 11'3') . To the outside is a rear walled courtyard with storage area and gate to service alleyway. The property also has the added benefit of gas central heating and uPVC glazing throughout. An accompanied viewing is highly recommended.

Entrance Vestibule

uPVC entrance door, laminate flooring, glazed panelled door to;

Lounge

uPVC double glazed window to front, laminate flooring, double panelled radiator, electric fire with surround, coving, TV and power points

Dining Room

uPVC window to rear, double panelled radiator, vinyl flooring, power points, stairs to first floor

Kitchen

Fitted wall and base units with countertop, built-in oven, hob, uPVC window to side, door to courtyard, vinyl flooring, power points

Shower Room

Opaque uPVC window to side, walk-in tiled shower enclosure, low level WC, wash hand basin, towel radiator, vinyl flooring, extractor fan

First Floor Landing

Carpeted flooring, door to loft space





WC

Low level WC

Bedroom 1

uPVC window to front, double panelled radiator, carpeted flooring, power points

Bedroom 2

uPVC window to rear, storage cupboard, carpeted flooring, radiator, power points

Loft Space

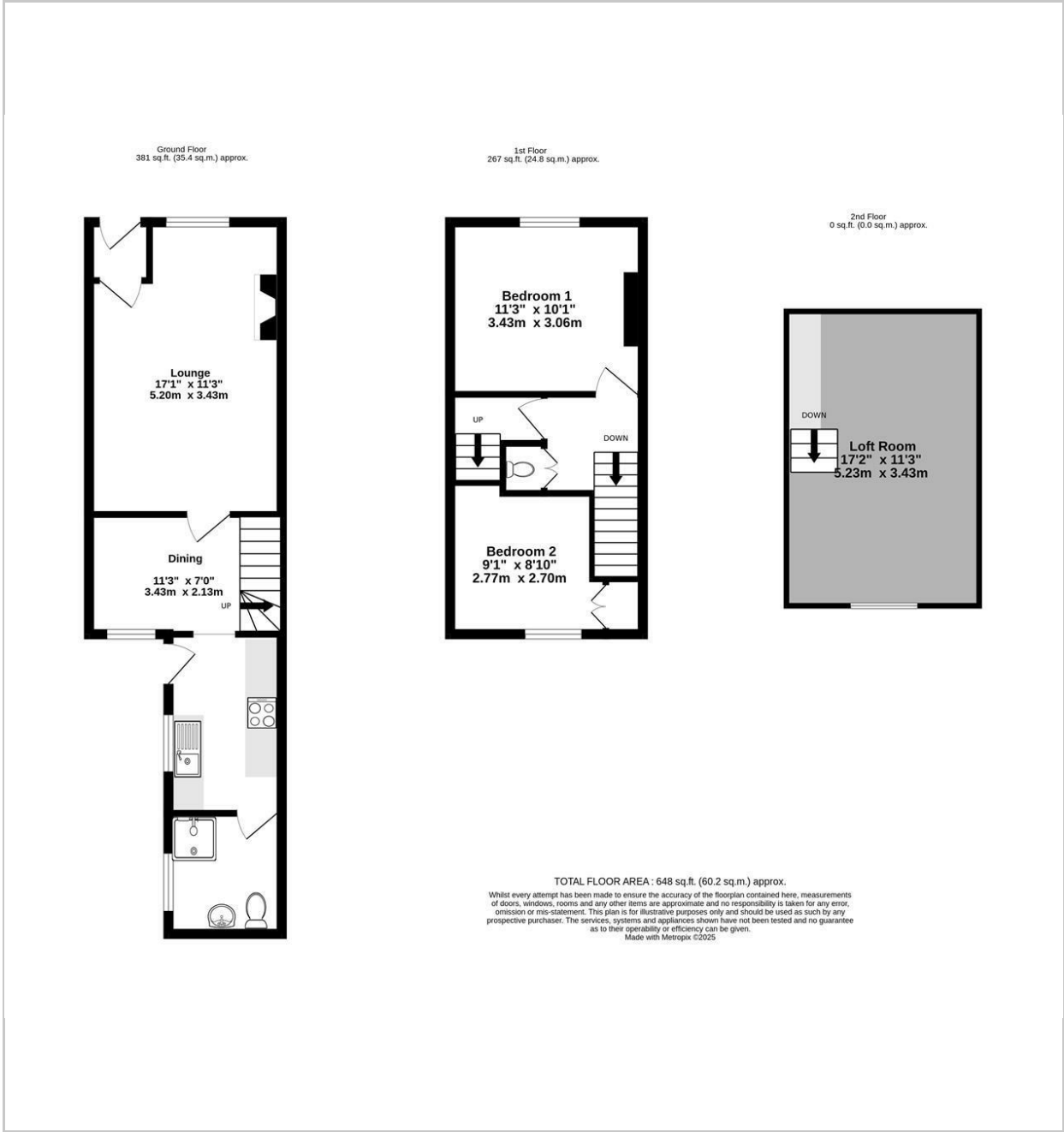
uPVC window to rear, carpeted flooring, double panelled radiator, fitted wardrobes, power points

Outside

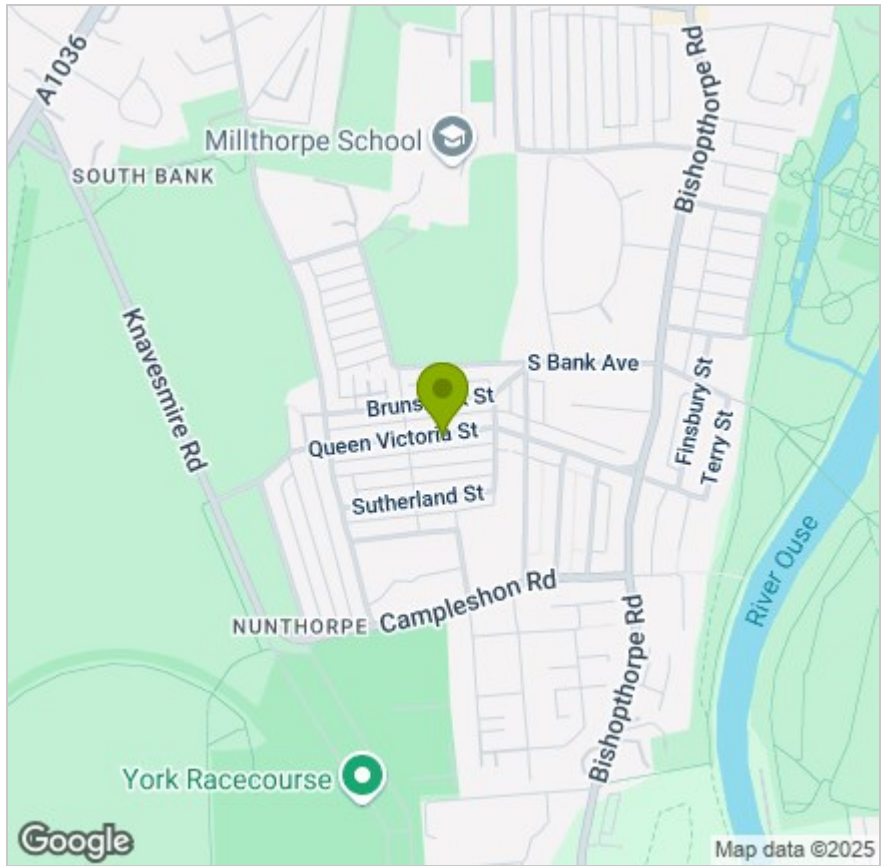
South facing rear courtyard, brick boundary wall, gate to service alley way



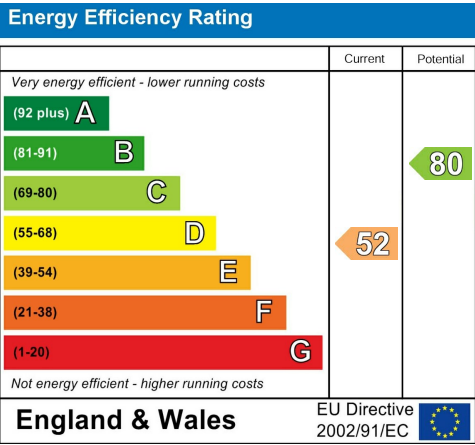
FLOOR PLAN



LOCATION



EPC



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