



36 Cleveland Street  
York, YO24 4BS  
**Guide Price £320,000**



**CENTRAL LOCATION - THREE BEDROOMS - WIDER THAN AVERAGE.** Churchills are delighted to offer for sale this superb period mid terrace home located within this fabulous area, close to York's railway station and historic city centre. This well cared for house retains plenty of period charm whilst benefitting from upgraded windows and slate roof therefore suitable for any buyer looking for a property that is ready to move straight into. The bright and airy living accommodation comprises entrance hallway, lounge with feature log burner, dining room with timber framed French doors to courtyard, kitchen, rear lobby, bathroom, first floor galleried landing and three bedrooms (two good doubles and one generous single), To the outside is a south/west facing courtyard with flower borders, timber bike store and gate to service alleyway. There is also a community garden and play park at the end of the street. An internal viewing is strongly recommended.

### Entrance Hall

Entrance door, single panelled radiator, carpeted stairs to first floor. Exposed timber floorboards.

### Lounge

Slide sash window to front, coving, log burner with surround, double panelled radiator, TV point, power points.

### Dining Room

Timber framed French doors to courtyard, open hearth with surround, under stairs cupboard, double panelled radiator, power points. Laminate flooring.

### Kitchen

Double glazed window to side, fitted wall and base units with counter tops, inset stainless steel sink with draining board, fitted gas hob and electric oven, space for appliances.

### Rear Hall

Plumbing for washing machine.







## Bathroom

Opaque window to side, panelled bath with shower head over, low level WC, wash hand basin, double panelled radiator, part tiled walls, extractor fan. Linoleum flooring.

## First Floor Landing

Loft access. Carpet. Doors to:

## Bedroom 1

Slide sash window to front, storage cupboard, double panelled radiator, power points. Laminate flooring.

## Bedroom 2

Slide sash window to rear, storage cupboards, double panelled radiator, power points. Carpet.

## Bedroom 3

Slide sash window to side, storage cupboard housing gas combination boiler, double panelled radiator, power points. Carpet.

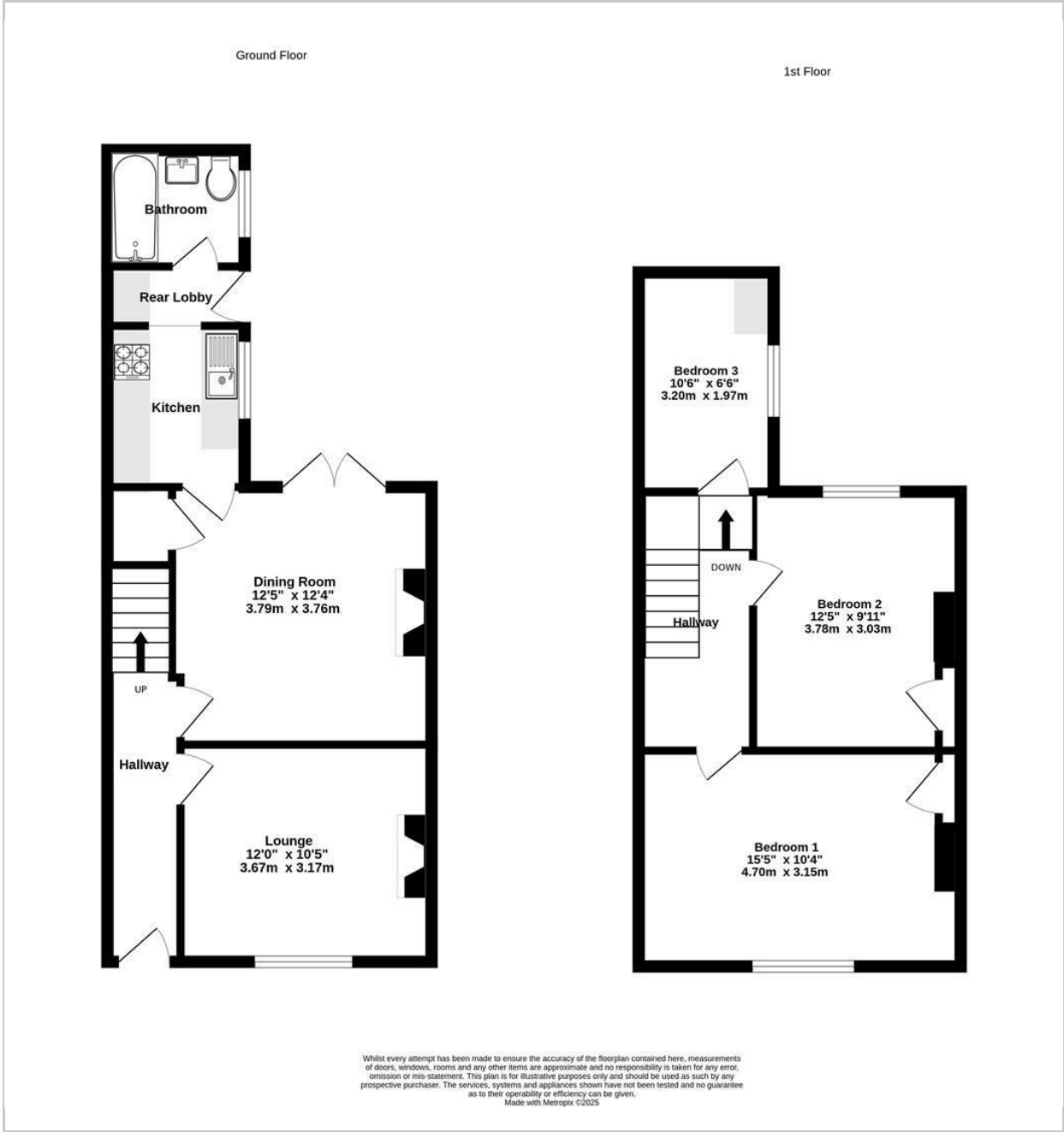
## Outside

South/West facing rear courtyard with Indian stone paving, flower borders, timber bike store and gate to service alleyway.

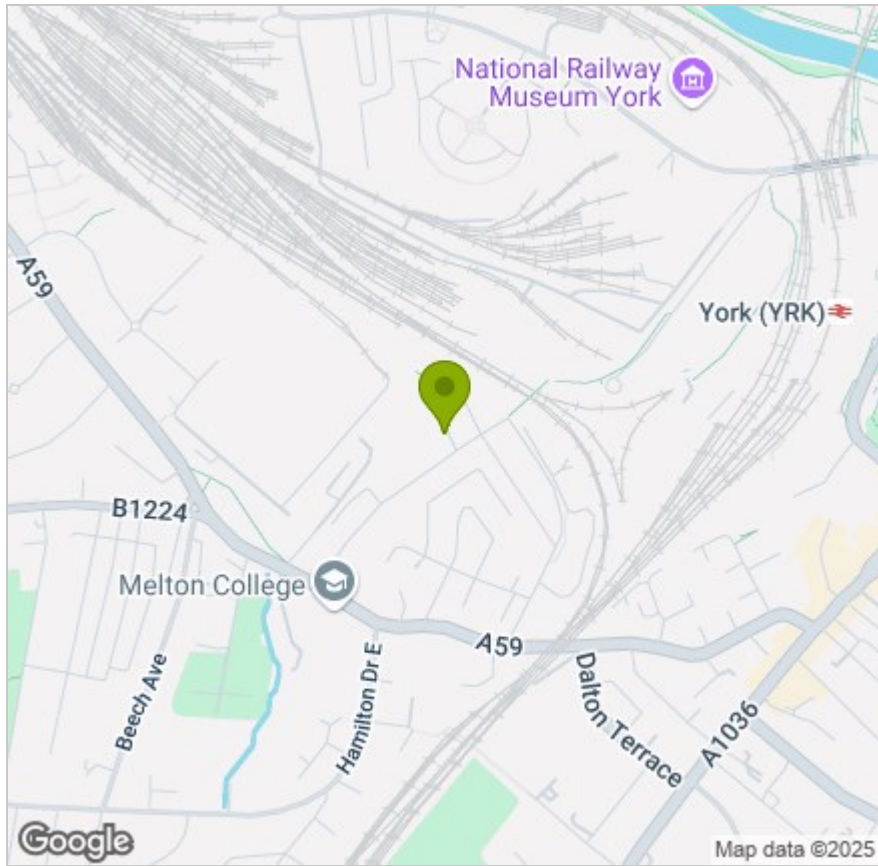




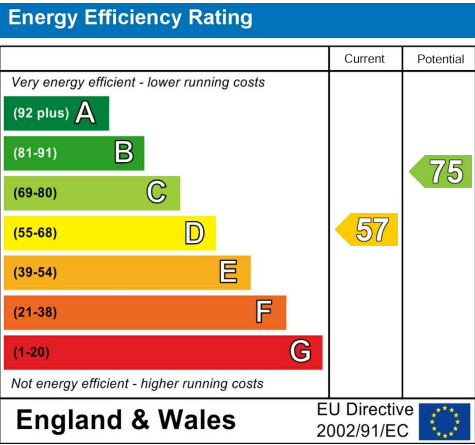
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.