



28 Brownlow Street  
York, YO31 8LW  
Guide Price £349,950

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Ideal first time buy or investment property, an early viewing recommended. Situated in a desirable location on a popular side street within walking distance of York city centre, York Railway station, District Hospital, York St John university plus being within a wide range of local shops, cafes and public houses. We are pleased to offer to the market this beautifully presented two bedroom mid terrace property which has recently undergone a renovation to a very high standard throughout to include new kitchen, new bathroom, uPVC windows and damp proof course. This beautifully presented home is entered through a tiled entrance hall which opens into a bright and spacious open plan lounge/dining area which features a beautiful cast iron fireplace and French doors onto the fully enclosed rear courtyard. The ground floor continues into a recently fitted kitchen with a range of fitted appliances including ceramic hob and electric oven. Stairs from the hallway lead to the first floor accommodation which has a fabulous master bedroom centering upon a cast iron fireplace, a further double bedroom and good sized family bathroom with four piece suite. Externally this attractive property sits behind a forecourt with dwarf brick wall whilst to the rear is a delightful private walled courtyard with decked seating area and 2 brick outhouses. An accompanied viewing is strongly recommended.

**Entrance Hall**

Entrance door with stained glass window above, cast iron black radiator, stairs to first floor. Tiled flooring.

**Lounge Area**

uPVC window to front, ceiling rose, coving, cast iron back radiator, TV point, power points.

**Dining Area**

French doors to courtyard, cast iron fireplace with tiled hearth, understairs cupboard providing useful storage, cast iron black radiator, power points.





### **Kitchen**

Range of newly fitted units comprising wooden roll top work surfaces, one and a half sink with mixer tap, ceramic hob with fan above, electric oven, power points, cupboard housing central heating boiler, uPVC window to side.

### **First Floor Landing**

Access to loft space via pull down ladder with velux window. Doors to:

### **Bedroom 1**

uPVC window to front, picture rail, cast iron fireplace, cast iron black radiator, power points.

### **Bedroom 2**

uPVC window to rear, cast iron black radiator, power points.

### **Bathroom**

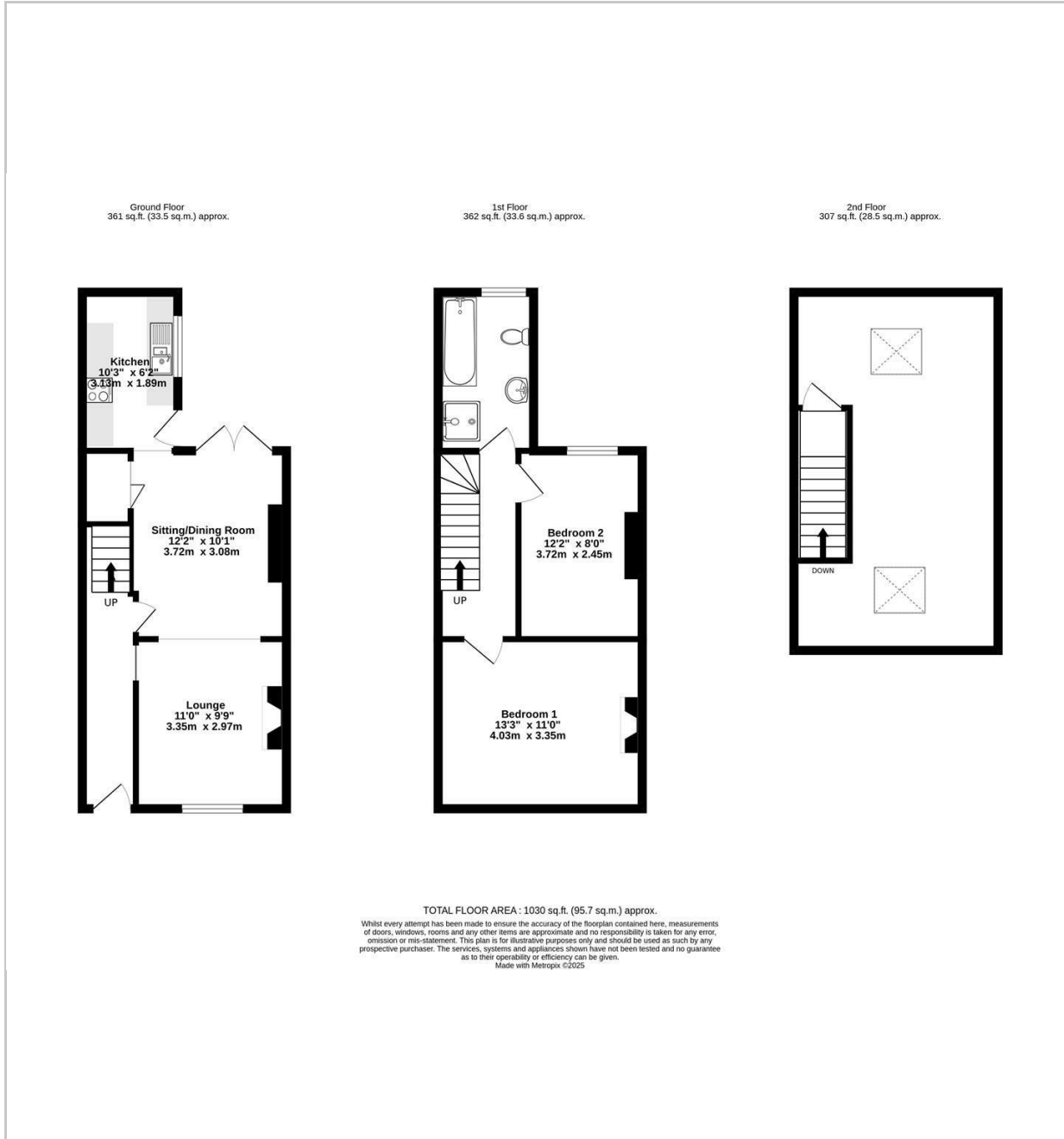
Newly fitted four piece suite comprising uPVC window to rear, bath, walk-in shower unit, wash hand basin, low level WC, electric wall mounted towel rail, fully tiled walls and flooring.

### **Outside**

To the front is a gravelled courtyard with brick boundary wall whilst to the rear is a fully enclosed gravelled courtyard complete with a decked area and two brick built outhouses.



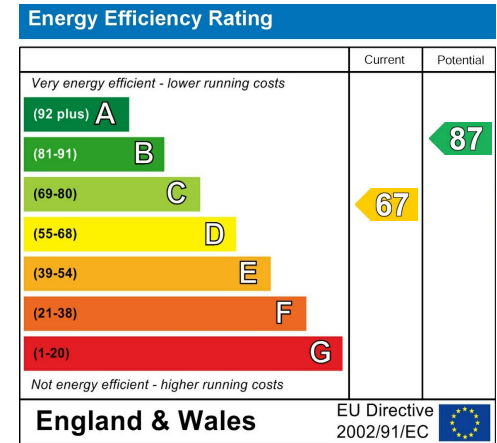
# FLOOR PLAN



# LOCATION



# EPC



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