

86 Albemarle Road South Bank
York, YO23 1HB
Guide Price £375,000



A LARGE 2 BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE RACECOURSE AND WITHIN WALKING DISTANCE OF POPULAR LOCAL AMENITIES AND THE CITY CENTRE. The property retains a host of attractive period features and has the benefit of gas central heating and uPVC double glazing. The tastefully presented living accommodation comprises; entrance vestibule and hallway, lounge with original marble fireplace, separate dining room with period fireplace, good sized well fitted kitchen, galleried landing, 2 double bedrooms both with cast iron fireplaces, large traditional style family bathroom with feature roll top bath. Attractive walled rear courtyard with brick stores. An internal viewing is recommended.

Entrance Vestibule

Entrance door. Door to

Hallway

Stairs to first floor. Panelled doors to;

Lounge

13'3" x 10'2" (4.04m x 3.10m)

Bay window to front, ceiling cornicing, original marble fireplace

Dining Room

13'1" x 10'9" (3.99m x 3.30m)

Window to rear, period fireplace, patterned tiled floor. Door to

Kitchen

12'0" x 7'1" (3.68m x 2.16m)

Fitted units comprising base and wall units, 2 windows to side, understair storage cupboard, door to rear courtyard.

Landing

Spindled balustrade. Panelled doors to

Bedroom 1

13'10" x 11'10" (4.24m x 3.61m)

Window to front, original cast iron fireplace





Bedroom 2

13'1" x 8'5" (3.99m x 2.59m)

Window to rear, original cast iron fireplace

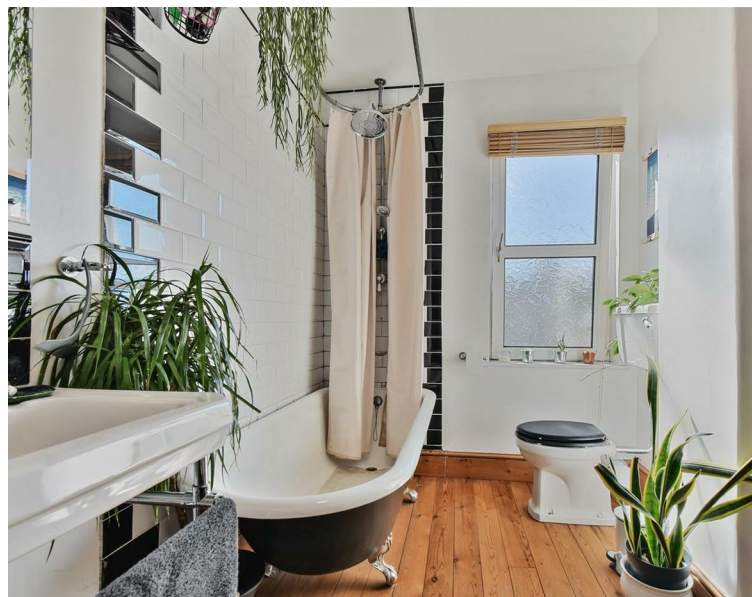
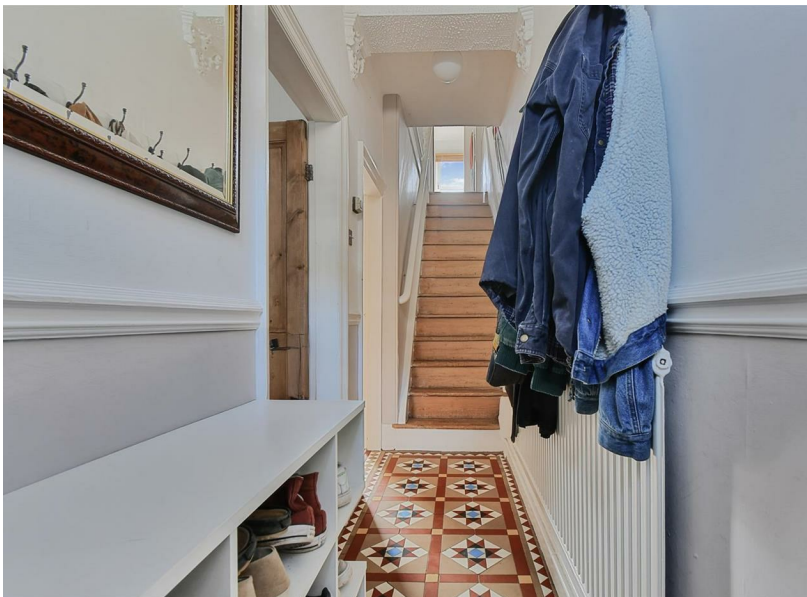
Bathroom

11'6" x 7'1" (3.53m x 2.16m)

Traditional white suite comprising roll top bath, wash hand basin, w.c., window to rear

Outside

Front forecourt with brick boundary wall. Good sized walled rear courtyard with brick stores.



FLOOR PLAN

