

£275,000



NO ONWARD CHAIN! WITHIN THE CITY WALLS! A delightful period mid terrace house located in Bishophill convenient for both Bishopthorpe Road and Mickelgate amenities, the railway station and York's historic city centre. Maintained to a very good standard throughout and benefitting from uPVC double glazing and gas central heating, the internal accommodation comprises entrance vestibule, lounge, 14' kitchen, rear hallway, three piece bathroom suite and two first floor double bedrooms. To the outside is rear enclosed walled courtyard. An internal viewing of this superb central property is highly recommended.

## **Entrance Vestibule**

Entrance door, carpeted stairs to first floor. Door to:

# Lounge

uPVC window to front, electric fire with surround, double panelled radiator, TV point, power points. Carpet.

## **Kitchen**

uPVC window to rear, fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, gas hob with electric oven, space and plumbing for appliances, power points. Vinyl flooring.

# Rear Hallway

Door to courtyard, storage cupboard. Vinyl flooring.

### **Bathroom**

Opaque uPVC window to side, panelled bath with electric shower over, pedestal wash hand basin, low level WC, double panelled radiator, extractor fan. Vinyl flooring.

## **First Floor Landing**

Door to:

#### **Bedroom 1**

uPVC window to front, loft access, storage cupboard, single panelled radiator, power points. Carpet.















# Bedroom 2

uPVC window to rear, wall mounted gas combination boiler single panelled radiator, power points. Carpet.

# Outside

Rear walled courtyard with brick boundary wall.





## **FLOOR PLAN LOCATION** Oavygate/ Merchant Adventurers' Hall Ground Floor 1st Floor 269 sq.ft. (25.0 sq.m.) approx. 331 sq.ft. (30.8 sq.m.) approx. \*York (YRK) JORVIK Viking Centre @ Aot Gm York Castle Museum @ CITY CENTRE WEST Tower St Bedroom 2 Kitchen 14'0" x 5'11" 14'0" x 5'11" 4.26m x 1.81m 4.26m x 1.81m Scarcroft Rd Millfield Sitting/Dining Room 13'2" x 10'11" Coogle Rd Map data @2025 4.02m x 3.33m Bedroom 1 13'2" x 10'11" **Energy Efficiency Rating** 4.02m x 3.33m Potential Very energy efficient - lower running costs **EPC** (92 plus) A 85 (69-80) 65 (55-68) TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx. (39-54) Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other lems are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. As to their operability or efficiency can be given. (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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