



100 South Bank Avenue

York, YO23 1DP

Guide Price £350,000



NO ONWARD CHAIN. A delightful 3 bedroom period mid terrace house located on the sought after street in York's South Bank. Close to the Knavesmire, popular schools, shops and amenities as well as having easy access into York city centre and the railway station. Retaining some fabulous period features and possessing charm and character, the property also benefits from recently upgraded gas central heating boiler and south facing rear courtyard. Internally it comprises; traditional entrance vestibule, hallway with 'Encaustic' tiles, lounge, 14ft dining room. kitchen, 3 piece bathroom suite, first floor galleried landing and 3 first floor bedrooms (largest 14ft 2 x 11ft 3). To the outside is a pretty rear walled courtyard with brick store and gate to service alleyway with views towards trees and playing fields to the front. An accompanied viewing is highly recommended.

Entrance Vestibule

Entrance door, 'Encaustic' tiled flooring, glazed panelled door to;

Entrance Hallway

Single panelled radiator, 'Encaustic' tiled flooring, carpeted flooring to first floor, corbels and coving

Lounge

Slide sash windows with shutters to front, period fire with tiled hearth, coving, exposed timber floorboards, fitted storage cupboards, TV and power points, double panelled radiator

Dining Room

Slide sash window to rear, double panelled radiator, power points, carpeted flooring, storage cupboard

Kitchen

Double glazed timber entrance door to courtyard, two sliding sash windows to side, single panelled radiator, fitted units with Belfast sink, quarry tiles, power points





Bathroom

uPVC window to side, low level WC, panelled bath with shower head over, pedestal wash hand basin, double panelled radiator, timber floorboards

First Floor Landing

Carpeted flooring, spindled balustrade, loft access

Bedroom 1

Sliding sash window to front, period fire, storage cupboard, timber floorboards, double panelled radiator

Bedroom 2

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

Bedroom 3

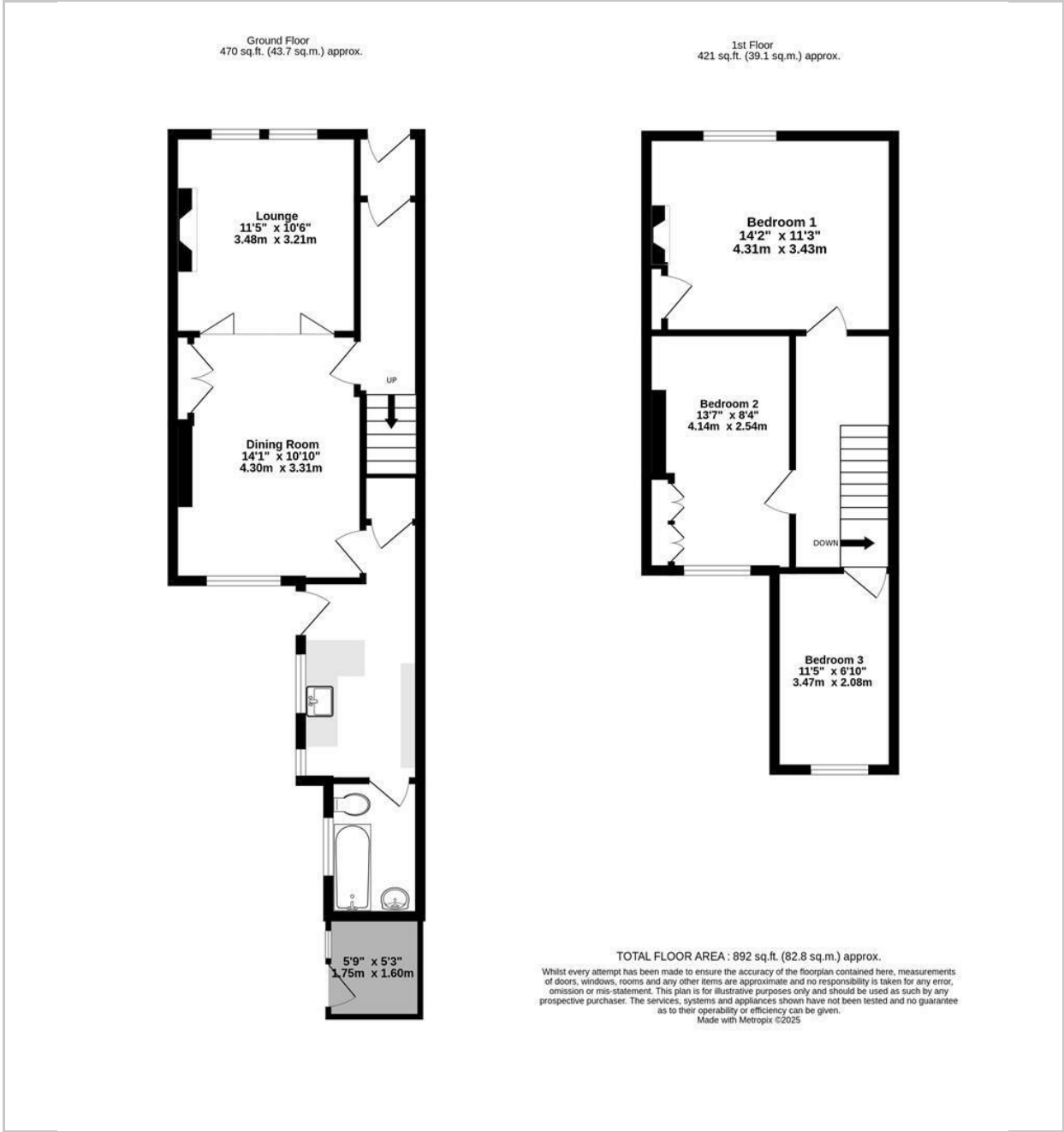
Sliding sash window to rear, carpeted flooring, double panelled radiator, power points

Outside

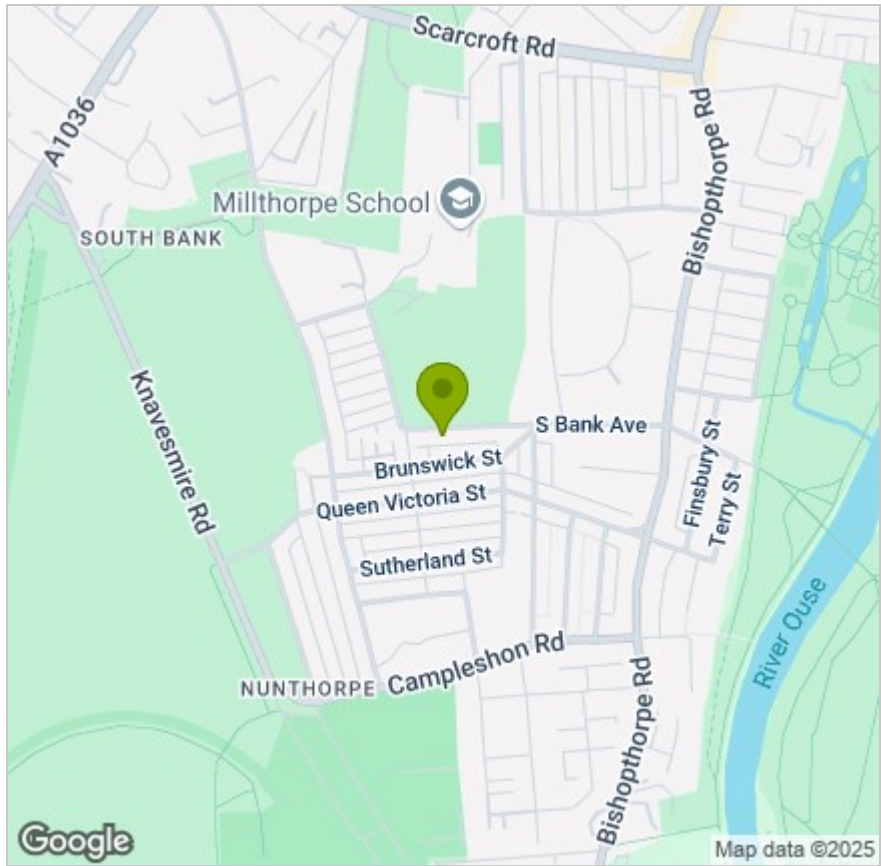
South facing rear walled courtyard, brick built store, flower borders, gate to service alleyway



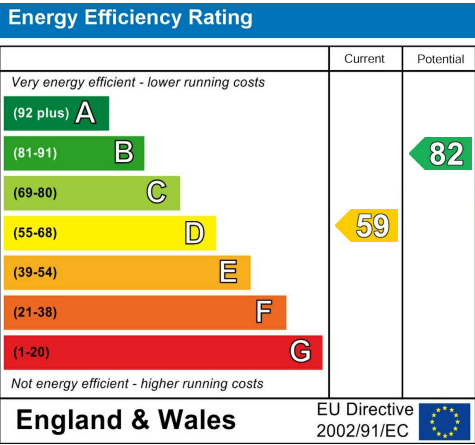
FLOOR PLAN



LOCATION



EPC



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