

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

9 St. Clements Grove
York, YO23 1JZ
Asking Price £600,000



NO ONWARD CHAIN. AN ORIGINAL THREE STOREY FOUR BEDROOM PERIOD TOWN HOUSE LOCATED IN THIS HIGHLY SOUGHT AFTER STREET, ADJACENT TO ROWNTREE PARK. Moments from Bishopthorpe Road shopping parade and convenient for the Railway Station and York's historic city centre, this distinctive property provides extremely spacious living accommodation and retains many period features throughout. It comprises entrance vestibule and hallway with encaustic tiles, lounge with bay window, dining room, 19' kitchen and breakfast room, utility, WC/cloaks, first floor landing, three good sized first floor bedrooms, four piece bathroom, second floor landing and an additional double bedroom. To the outside is a traditional front forecourt whilst to the rear is a walled courtyard garden with access gate and outbuilding with power and lighting. An internal viewing of this impressive property is highly recommended.

Entrance Vestibule

Entrance door. Encaustic tiles. Glazed panelled door to:

Entrance Hall

Stairs to first floor, under stairs cupboard. Encaustic tiles.

Lounge

Bay window to front, ceiling rose, coving, picture rail, gas fire with surround, single panelled radiator, TV and power points. Timber floorboards.

Dining Room

Door to courtyard, coving, picture rail, gas fire with surround, single panelled radiator, TV and power points. Timber floorboards.

Breakfast Kitchen

Double glazed French doors to courtyard, Inglenook fireplace with surround and log burner, fitted storage cupboard, column radiator, TV and power points. Tiled flooring. Kitchen area comprising two double glazed windows to side, fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, electric oven and hob with extractor, integrated dishwasher and fridge, power points. Tiled flooring.





Utility Room

Double glazed window to side, fitted wall and base units with countertop, space and plumbing for washing machine, externally vented tumble drier and additional under counter appliances, wall mounted boiler, power points. Tiled flooring.

Cloaks/WC

Double glazed window to side, low level WC, wash hand basin. Tiled flooring.

First Floor Landing

Power points. Timber floorboards.

Bedroom 1

Two windows to front, single panelled radiator, TV and power points. Carpet.

Bedroom 2

Window to rear, fitted wardrobes, single panelled radiator, power points. Timber floorboards.

Bedroom 4

Window to rear, single panelled radiator, loft access hatch, power points. Timber floorboards.

Bathroom

Two opaque windows to side, corner whirlpool bath, walk-in shower cubicle, low level WC, wash hand basin, Italian marble fully tiled walls and floor, under floor heating, towel radiator, extractor fan.

Second Floor Landing

Glazed roof light. Timber floorboards.

Bedroom 3

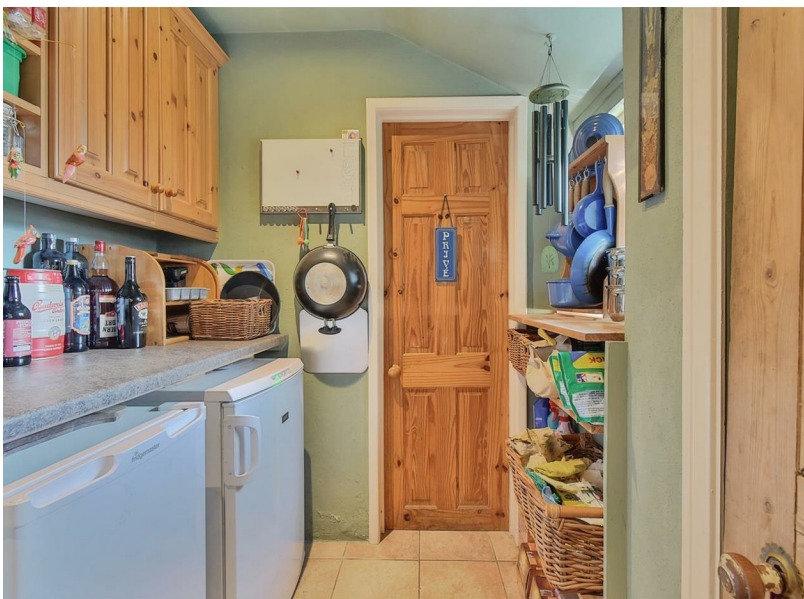
Original dormer window to front, original feature fireplace, eaves storage, single panelled radiator, TV and power points. Timber floorboards.

Outside

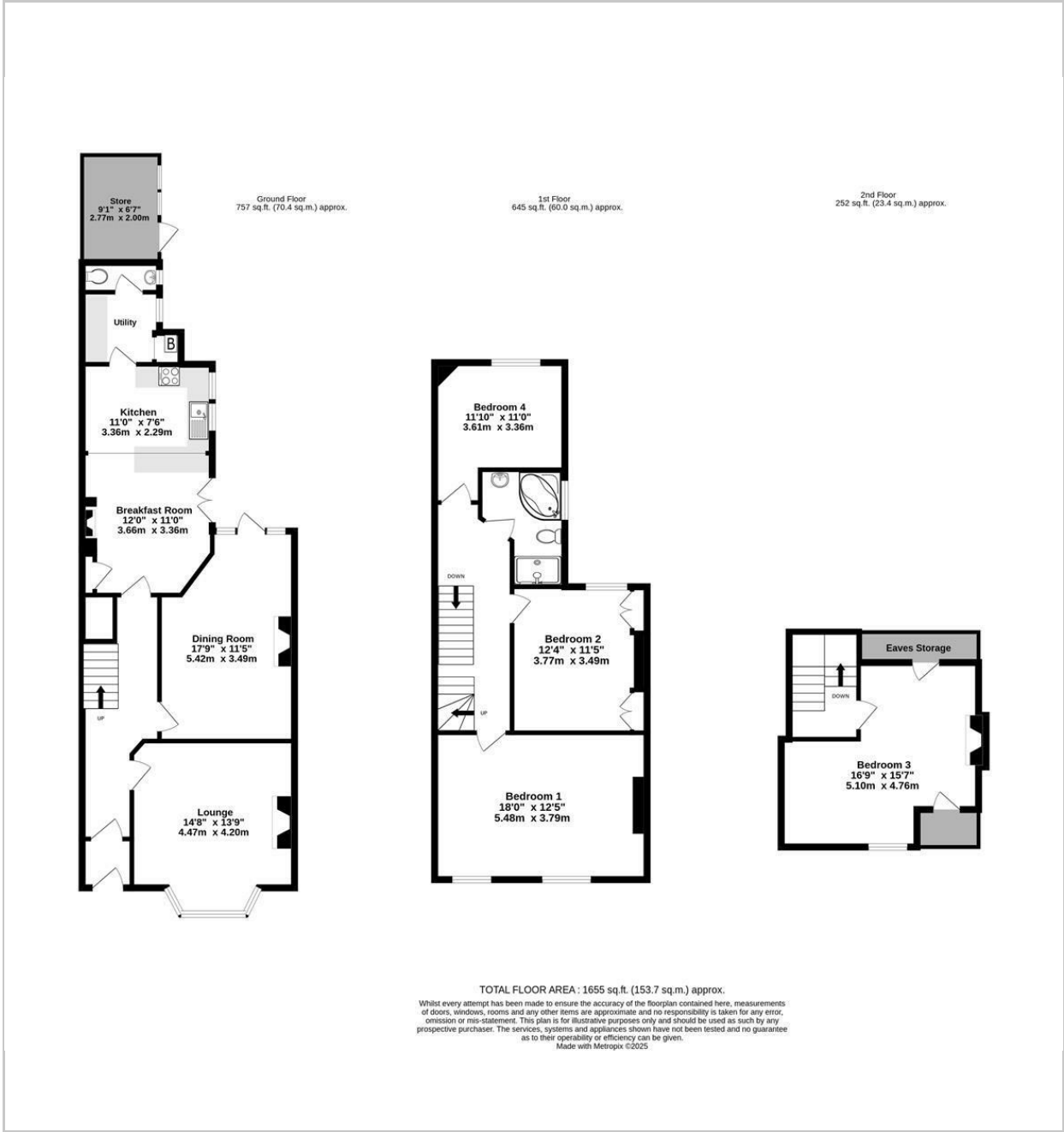
Rear walled courtyard garden with patio, artificial turf and gate to service alleyway.

Outbuilding

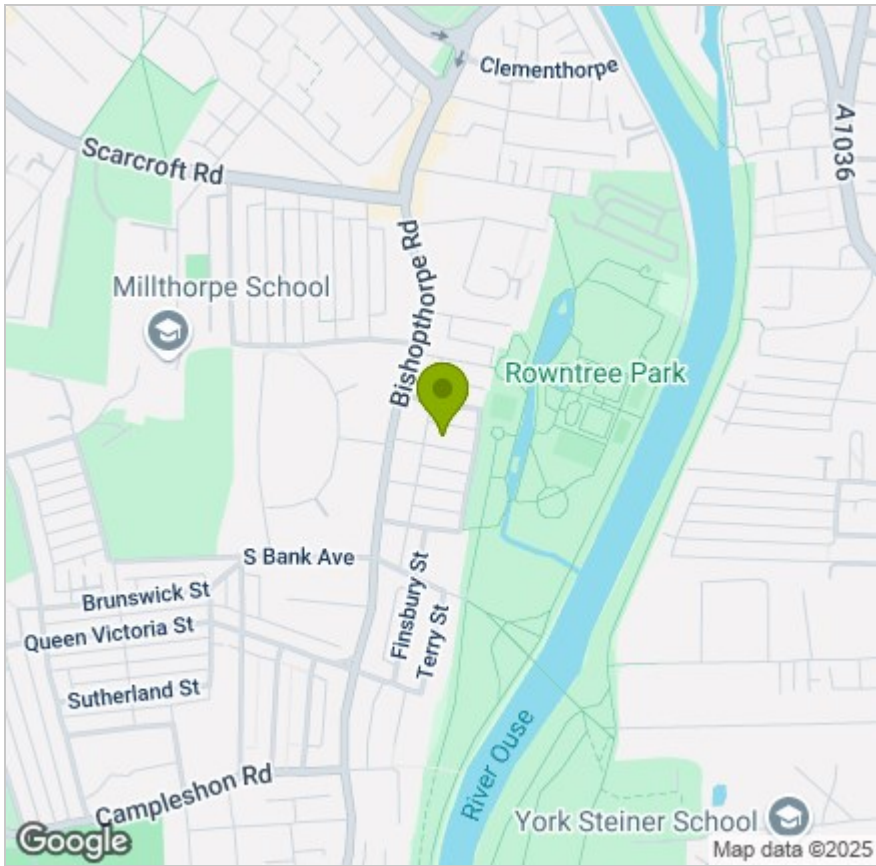
Window to side, power and lighting



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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