

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

64 Dale Street
York, YO23 1AE

Guide Price £320,000

 2  1  1  c

We are delighted to present this pretty two bed mid terrace home set just outside the city walls close to the sought after and prestigious Bishopthorpe Road where there is an abundance of restaurants, shops, independent cafes and some excellent local schools. York city centre, the train station and Rowntree park are a short and scenic stroll away.

Situated in a fantastic location, the property is well presented and offers charm and potential, this home is sure to be popular on the open market and an early viewing is recommended. Internally the property comprises; lounge with feature fireplace, breakfast kitchen, inner hallway and bathroom, stairs lead to two double bedrooms whilst outside is a fully enclosed rear courtyard.

Entrance Hallway

Entrance door leading into;

Lounge

Cast iron fireplace, coving to ceiling, uPVC window to front, stripped flooring, built-in cupboard, central heating radiator, pine door to;

Kitchen/Diner

Breakfast kitchen with a range of base units incorporating roll top work surfaces, Belfast sink with mixer tap over. Gas 5 ring range cooker with extractor fan over, tiled recess, built-in original cupboard with drawers underneath, cupboard housing central heating boiler, central heating radiator, window to rear

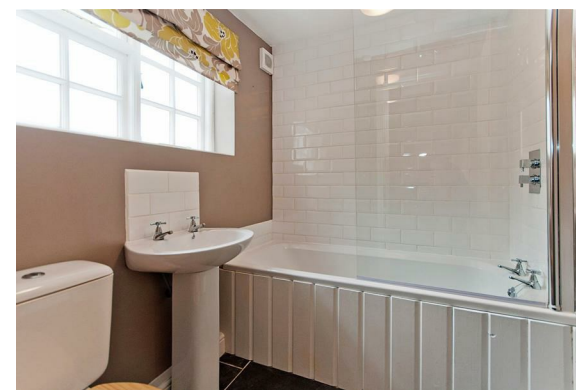
Inner Hallway

Tiled flooring, plumbing for automatic washing machine, door to rear courtyard, window to side

Bathroom

Panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, tiled flooring

First Floor Landing





Bedroom 1

Cast iron fireplace, stripped flooring, uPVC window to rear, coving to ceiling, pine door

Bedroom 2

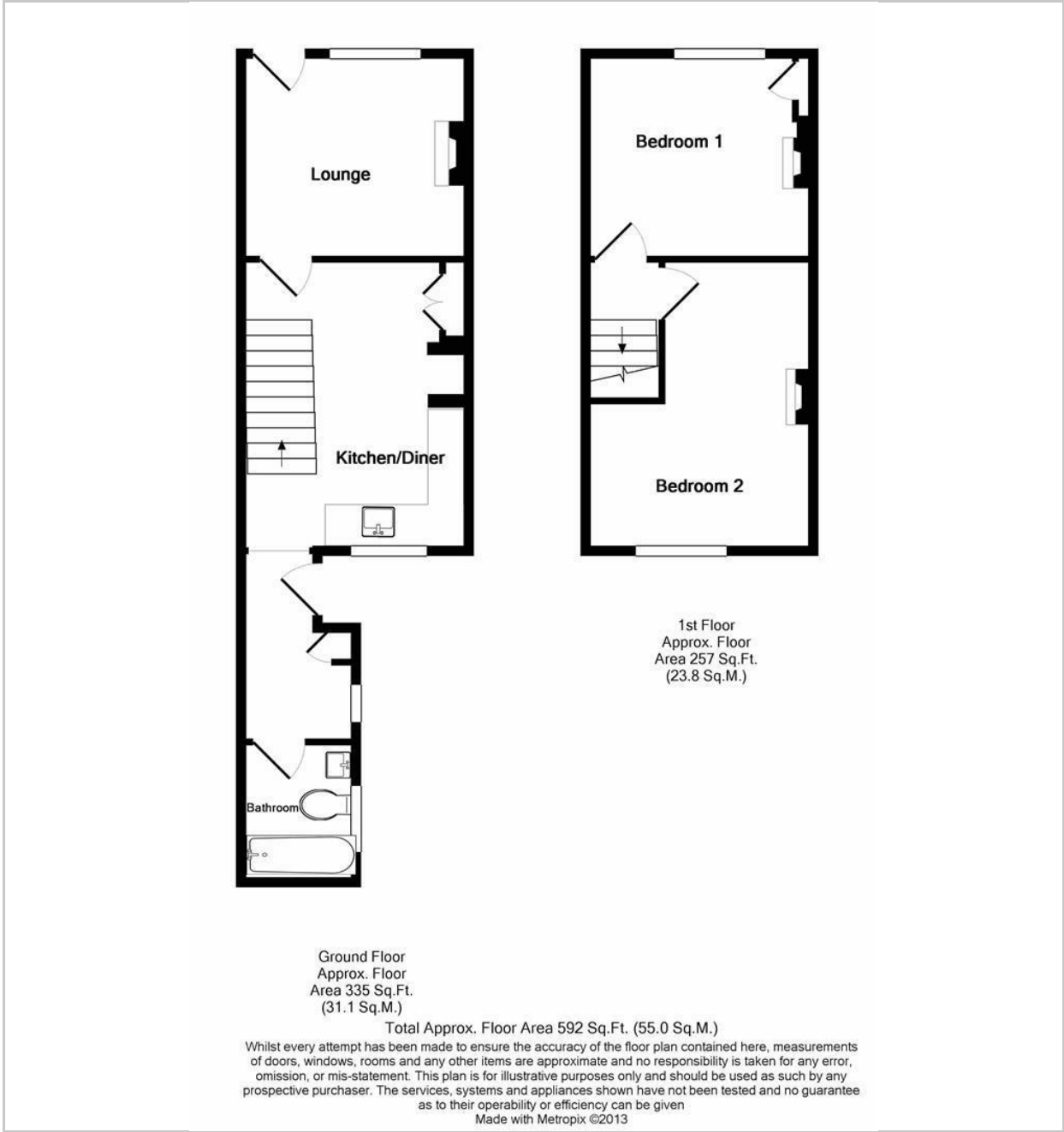
Built-in original cupboard, stripped flooring, coving to ceiling, pine door

Outside

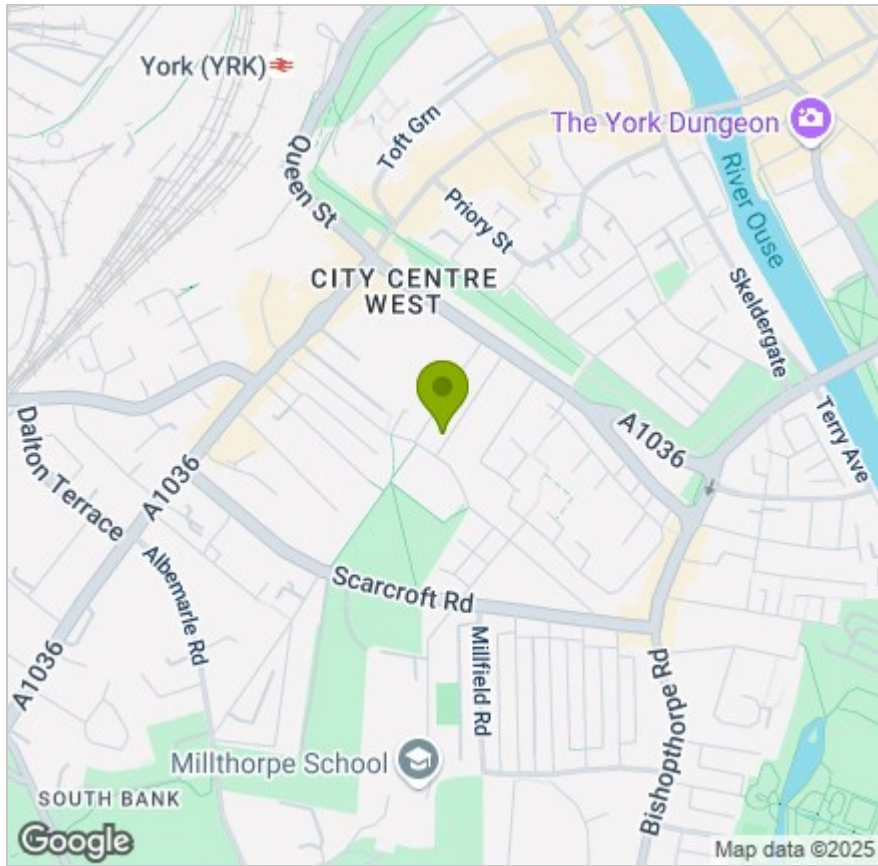
There is a small forecourt to the front leading to the entrance door. To the rear is a fully enclosed walled courtyard with brick built outhouse providing useful storage for bicycles and garden equipment



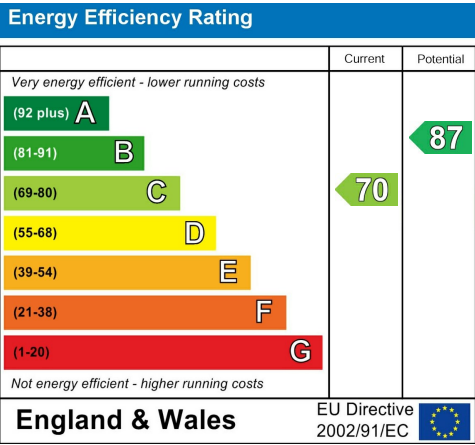
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.