

10 Surtees Street York, YO30 6DT Guide Price £265,000







NO ONWARD CHAIN - TWO DOUBLE BEDROOM PERIOD TERRACE WITH UPSTAIRS BATHROOM AND GOOD SIZE REAR COURTYARD. Churchills are delighted to offer for sale this wellproportioned period home located in this popular and convenient Burton Stone Lane area, ideally situated for York's historic city centre, York Hospital and the railway station. Offering bright and spacious living accommodation and with the added benefit of double glazing, gas central heating, full rewire and new roof. The property comprises; entrance hallway, lounge, sitting/dining room, fitted kitchen, first floor landing, two double bedrooms and a four piece house bathroom. To the outside is a rear walled courtyard with brick stores and gate to service alley. THIS PROPERTY IS SURE TO APPEAL TO A FIRST TIME BUYER OR INVESTOR. An internal viewing is highly recommended.

# **Entrance Vestibule**

Entrance door. Door to;

# **Entrance Hall**

Double panelled radiator, power points, carpeted stairs to first floor, under stairs cupboard.

#### Lounge

uPVC window to front, coving, double panelled radiator, power points. Carpet.

# **Sitting/Dining Room**

uPVC window to rear, double panelled radiator, power points. Carpet.

#### Kitchen

uPVC window and door to side, fitted wall and base units with wooden counter tops, space and plumbing for appliances, stainless steel sink and drainer, power points. Tiled flooring.

# **First Floor Landing**

Double panelled radiator, power points, access to fully boarded loft with power and lighting. Carpet. Doors to;

















uPVC window to front, double panelled radiator, power points. Carpet.

# Bedroom 2

uPVC window to rear, two large built-in storage cupboard, double panelled radiator, power points. Carpet.

# **Bathroom**

Opaque uPVC window to side, panelled bath, corner shower unit, pedestal wash hand basin, low level WC, towel rail/radiator, part tiled walls. extractor fan. Laminate flooring.

# Outside

Rear walled courtyard with timber gate to service alley, two brick stores (one with plumbing and power points).





# **LOCATION FLOOR PLAN** Water Rowntree Ave Ashton Avenue play area Burdyke Ave B1363 1st Floor 385 sq.ft. (35.8 sq.m.) approx. Ground Floor 390 sq.ft. (36.2 sq.m.) approx. CLIFTON Wigginton Rd Ratcliffe St York Hospital Wigginton Rd Dining Room 13'9" x 13'9" 4.20m x 4.19m 10'10" x 10'3" 3.30m x 3.12m Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 87 Bedroom Lounge 10'5" x 10'4" 3.17m x 3.14m 13'9" x 10'3" 4.19m x 3.12m (69-80) (55-68) (39-54)

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.

TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, witnows, rooms and say other items are approximate and not responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Meropic (2025)

(21-38)

Not energy efficient - higher running costs

**England & Wales** 

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EU Directive

2002/91/EC