



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 well-proportioned 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

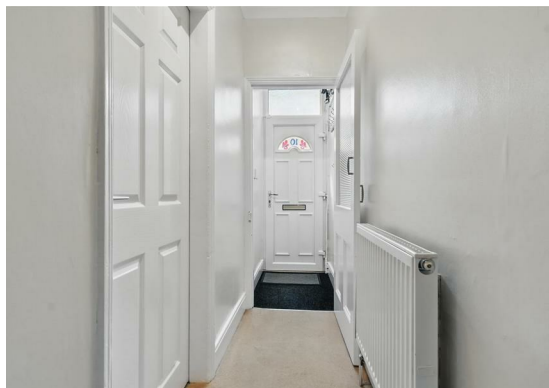
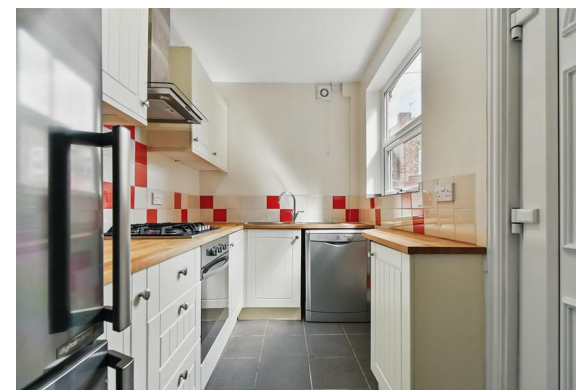
uPVC window to rear, double panelled radiator, power points. Carpet.

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;





Bedroom 1

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

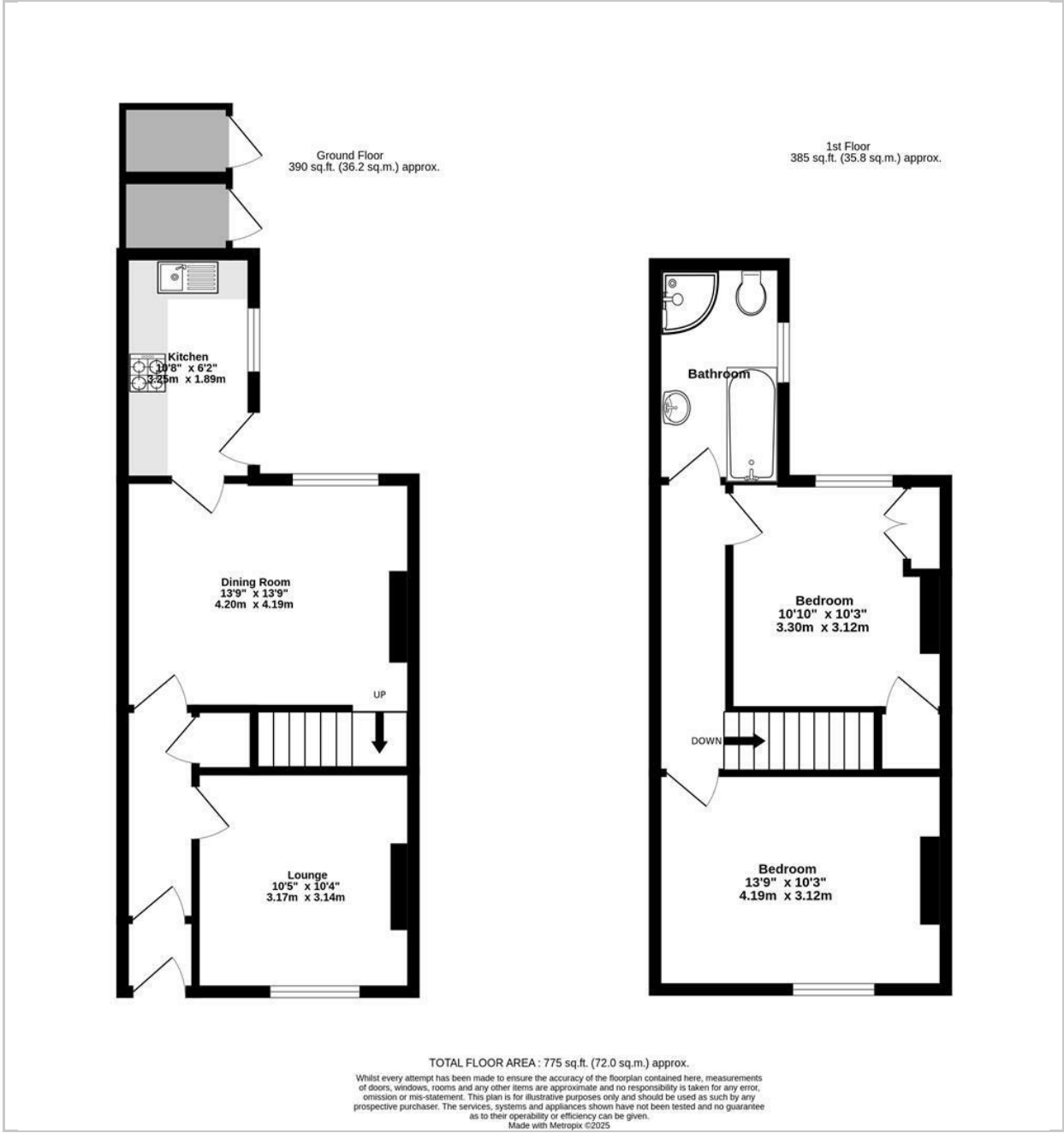
Opaque uPVC window to side, panelled bath, corner shower unit, pedestal wash hand basin, low level WC, towel rail/radiator, part tiled walls. extractor fan. Laminate flooring.

Outside

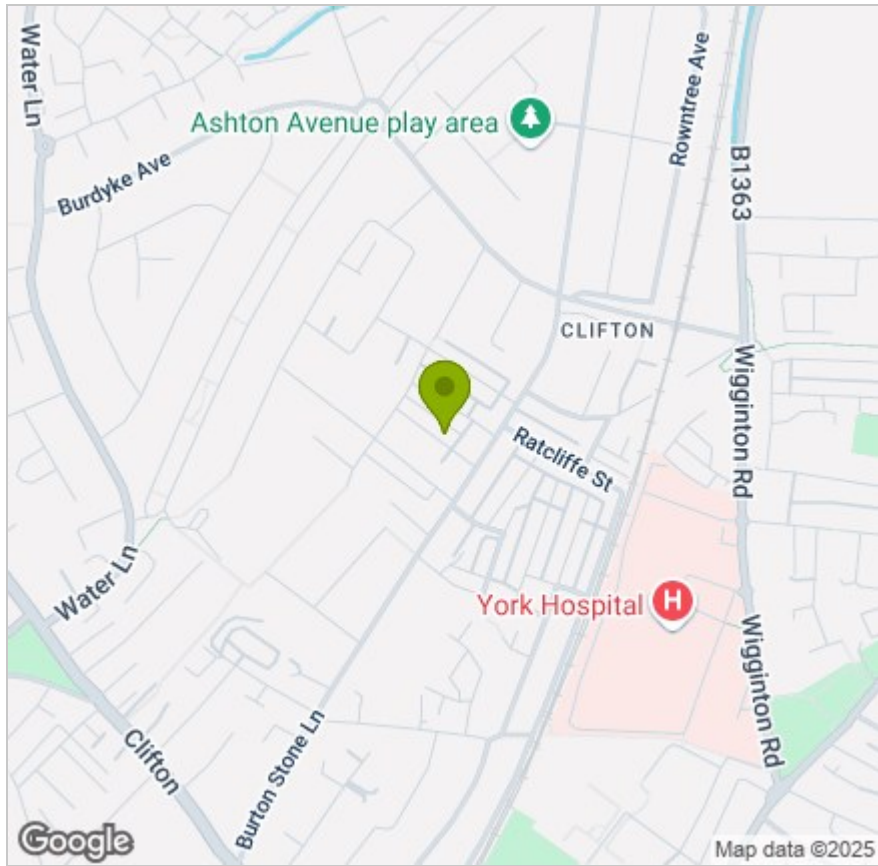
Rear walled courtyard with timber gate to service alley, two brick stores (one with plumbing and power points).



FLOOR PLAN



LOCATION



EPC

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

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