



36 South Bank Avenue
York, YO23 1EA
Guide Price £500,000

SUPERB THREE STOREY, THREE BEDROOM PERIOD SEMI DETACHED HOUSE WITH SOUTH FACING COURTYARD GARDEN! Nestled in this highly desirable area just off Bishopthorpe Road and conveniently served by nearby shops, schools and local amenities as well as Millennium Bridge and York Racecourse. This delightful property has been upgraded throughout to a very high standard offering bright and airy living accommodation and comprises entrance vestibule, hallway, lounge with bay window, dining room, fitted kitchen with appliances, utility room, WC, first floor landing, two double bedrooms, shower room, separate WC and a second floor double bedroom. To the outside is a front forecourt with gated side alleyway giving access to the rear and a paved courtyard garden with lawn area, raised beds and a good size brick store. An internal viewing of this impressive home is highly recommended.

Entrance Vestibule

Entrance door. Tiled flooring. Glazed panelled door to;

Entrance Hall

Ceiling coving and corbels, double panelled radiator, power points, carpeted stairs to first floor. Tiled flooring.

Lounge

Slide sash bay window to front, ceiling coving, picture rail, gas fire with surround, double panelled radiator, TV point, power points. Carpet.

Dining Room

Original slide sash window to rear, open fire with tiled hearth, double panelled radiator, power points, under stairs cupboard, fitted storage cupboard. Exposed timber floorboards.

Kitchen

uPVC window to side, door on to courtyard, fitted wall and base units with Oak counter tops, inset sink with mixer taps, space and plumbing for appliances, integrated dishwasher, oven and hob, power points. Laminate flooring. Panelled door to;





Utility

uPVC window to side, wall and base units with laminate worktops, space and plumbing for washing machine, wall mounted gas combination boiler, double panelled radiator, power points. Laminate flooring.

WC

uPVC opaque window to side, low level WC. Laminate flooring.

First Floor Landing

Storage cupboard, power points, carpeted stairs to second floor, loft access. Carpet. Doors to;

Bedroom 1

Two double glazed slide sash windows to front, period fireplace with surround, double panelled radiator, power points. Oak flooring.

Bedroom 2

Double glazed slide sash window to rear, original storage cupboard, double panelled radiator, power points. Carpet.

Shower Room

Opaque uPVC slide sash window to rear, feature roll top bath with centre fixed mixer tap, walk-in mains shower cubicle, fitted wash hand basin with storage, towel rail/radiator, tiled walls, extractor fan. Tiled flooring.

Separate WC

Opaque slide sash window to side, wash hand basin, low level WC, towel rail/radiator, tiled walls. Tiled flooring.

Second Floor Landing

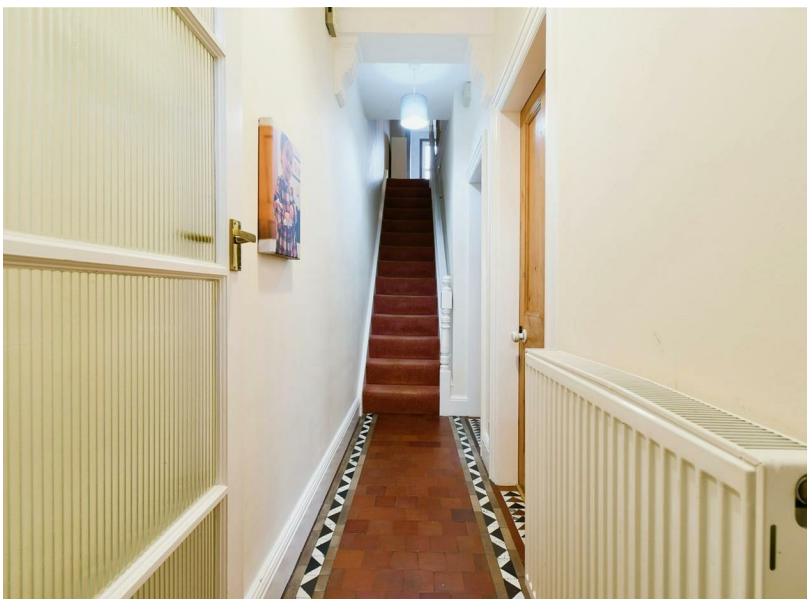
Velux to rear. Carpet. Panelled door to;

Bedroom 3

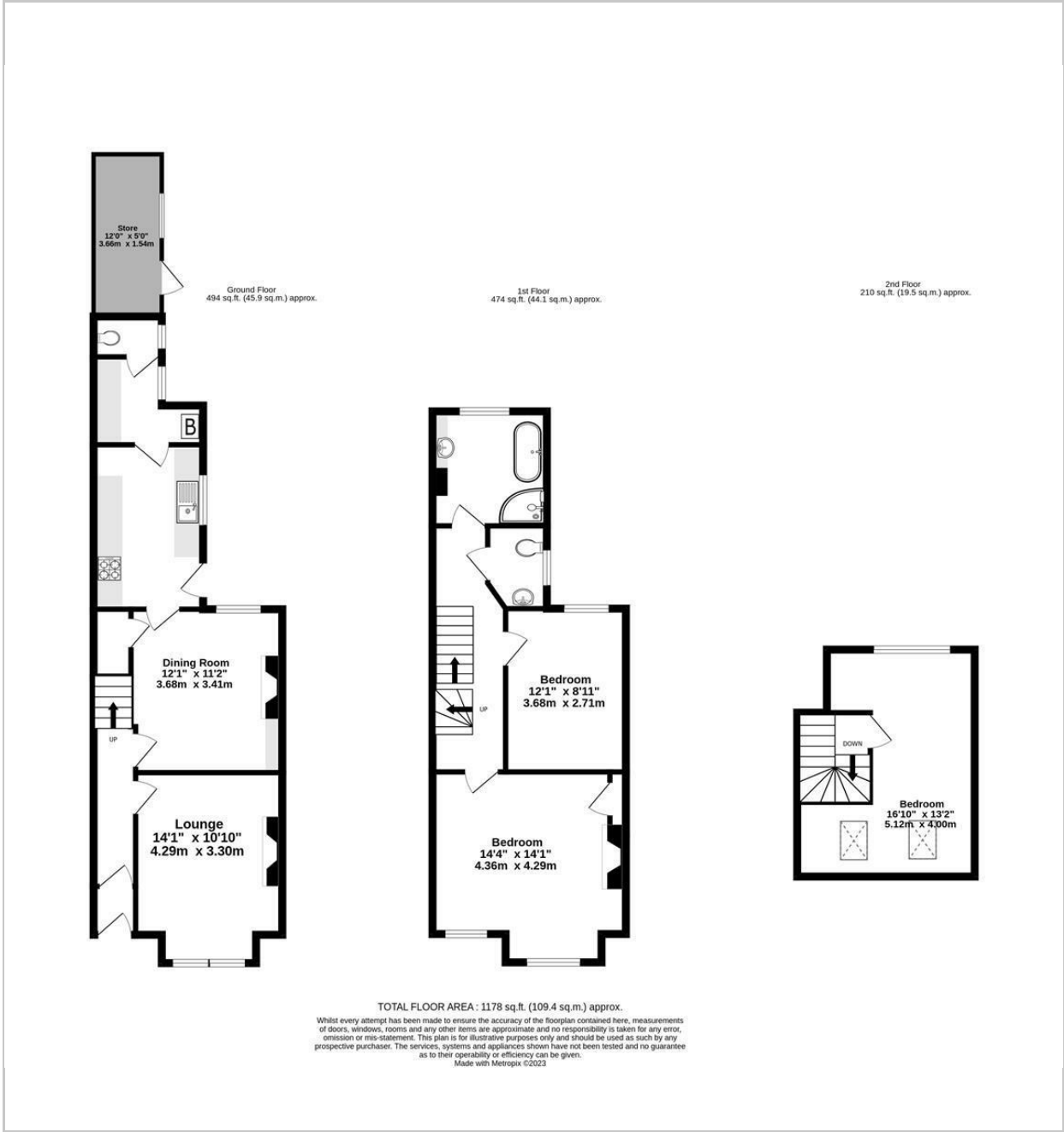
uPVC window to rear, two velux's to front, double panelled radiator, power points. Carpet.

Outside

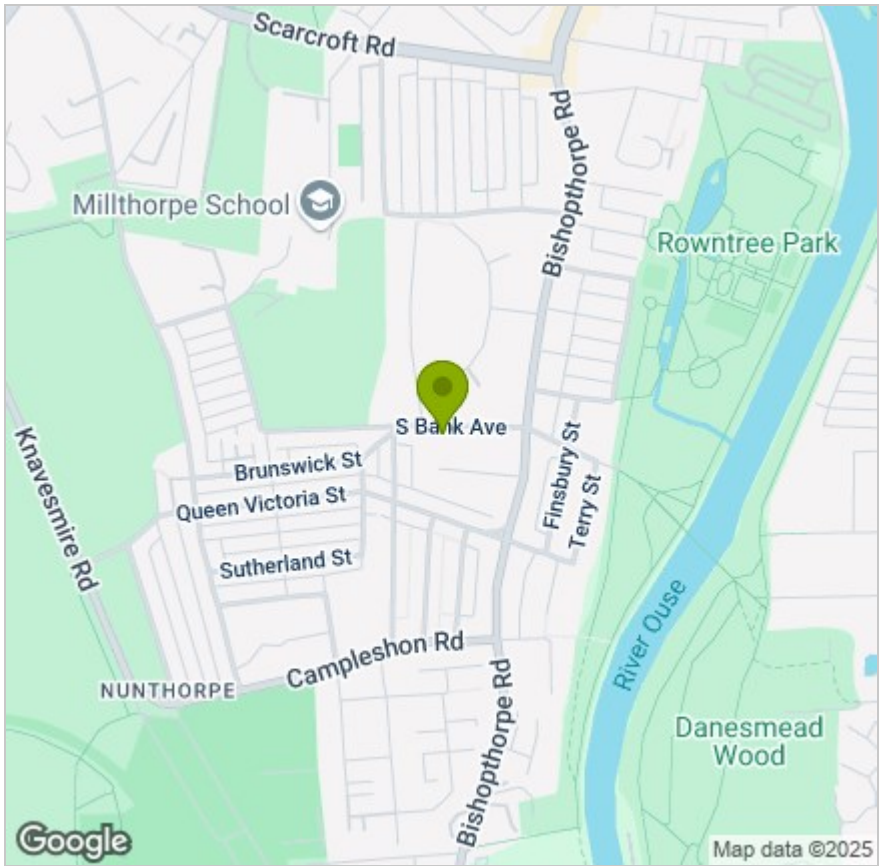
Front forecourt with railings and mature shrubbery. Gated side access, rear paved courtyard with lawn area, raised beds, outside tap, timber fence boundary and a brick store measuring 12'1 x 5'6 approx. with window to side, power and lighting.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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