

A SUPERB 3 BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS SOUGHT AFTER LOCATION CLOSE TO LOCAL SHOPS AND AMENITIES YET WITHIN A SHORT WALK INTO THE CITY CENTRE. The property which has the benefit of upvc double glazing and gas central heating provides bright and tastefully presented living accommodation comprising entrance hall, lounge with bay window, dining room, good sized kitchen with high gloss fronted units and built in oven and hob, rear lobby and bathroom, galleried landing and 3 good sized bedrooms. To the outside is a walled rear courtyard. An internal viewing is recommended.

Entrance Vestibule

Entrance door

Entrance Hall

Stairs to first floor

Lounge

13'7 x 10'11 (4.14m x 3.33m) Window to front

Dining Room

11'10 x 11'5 (3.61m x 3.48m)

Window to rear

Kitchen

13'2 x 7'4 (4.01m x 2.24m)

Window and door to side, modern fitted units including built in oven and gas hob

Rear Hall

Door to:

Bathroom

Window to side, four piece suite in white

First Floor Landing

Doors to:

Bedroom 1

14'6 x 11'6 (4.42m x 3.51m)

Two windows to front

Bedroom 2

11'11 x 9'0 (3.63m x 2.74m) Window to rear















Bedroom 3 9'3 x 7'6 (2.82m x 2.29m) Window to side

Rear Courtyard
Paved courtyard with brick boundary wall and
gate to rear

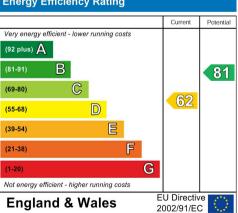


FLOOR PLAN Ground Floor 477 sq.ft. (44.3 sq.m.) approx. LOCATION 1st Floor 429 sq.ft. (39.9 sq.m.) approx.



Park Grove Heworth Rd A1036 Lowther St The Foss Fairy Trail Fourth Ave Jewbury York Tang Hall Beck **Coogle** Map data @2025 **Energy Efficiency Rating** Potential

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.