



10 Fern Street
York, YO31 7QU
Guide Price £375,000

NO ONWARD CHAIN - INVESTMENT POTENTIAL - TWO BED END TERRACE AND ADDITIONAL STUDIO. Located on this quiet residential street, moments from York's historic city walls and convenient for York St. John University as well as popular amenities and supermarkets, Churchills are delighted to offer for sale this period end of terrace house. Benefitting from uPVC double glazing, gas central heating and modern three piece bathroom. The property is sure to appeal to a range of buyers looking for a central and pleasant home or investment. Internally it comprises lounge with feature fireplace, breakfast kitchen, first floor landing, two first floor bedrooms and a well presented bathroom. To the outside is a low maintenance rear courtyard with gate to shared alleyway. An accompanied viewing is highly recommended.

Lounge

12'4 x 11'5 (3.76m x 3.48m)

Entrance door, uPVC window to front, period fire with surround, single panelled radiator, TV point, power points. Carpet.



Breakfast Kitchen

11'6 x 8'9 (3.51m x 2.67m)

uPVC window to rear, fitted wall and base units with counter tops, stainless steel sink and draining board, space and plumbing for appliances, single panelled radiator, power points, pantry, understairs cupboard, door to courtyard. Tiled flooring.



First Floor Landing

Power points. Carpet.

Bedroom 1

12'4 x 8'9 (3.76m x 2.67m)

Window to front, period fireplace, storage cupboard, single panelled radiator, power points. Carpet.



Bedroom 2

8'7 x 7'9 (2.62m x 2.36m)

Window to rear, single panelled radiator, power points. Carpet.





Bathroom

Opaque UPVC double glazed window to rear, panelled bathroom with mixer shower head over, wash hand basin, low level WC, tiled walls, single panelled radiator, recessed spotlights, extractor fan. Vinyl flooring.

Outside

Paved rear courtyard, fence boundary and gate to service alleyway.



FLOOR PLAN

