



71 Sutherland Street
York, YO23 1HG
Offers Over £277,500



NO ONWARD CHAIN - A LARGER THAN AVERAGE TWO BEDROOM PERIOD MID TERRACE HOUSE SET IN THIS HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE RACEOURSE AND CONVENIENT FOR POPULAR LOCAL AMENITIES. The property provides bright and well presented living accommodation with the benefit of gas central heating, uPVC double glazing and comprises entrance hall, lounge, separate dining room, a really useful under stairs space with telephone point ideal for a desk, kitchen with modern fitted units, two first floor double bedrooms and a large four piece bathroom suite. There is a hatch in the front bedroom with access to the loft using a pull down ladder of strong wooden steps that easily fold down or can be tucked away out of sight. The loft itself has electricity and is boarded out giving the opportunity to further increase the already generous living space. To the outside is a good sized walled rear yard for al fresco dining. An internal viewing is highly recommended.



Entrance Hall

Dining Room

10'10 x 9'1 (3.30m x 2.77m)

Lounge

13'3 x 12'3 (4.04m x 3.73m)

Kitchen

10'5 x 7'2 (3.18m x 2.18m)

Landing

Bedroom

12'3 x 10'10 (3.73m x 3.30m)

Bedroom 12'3 x 10'2

12'3 x 10'2 (3.73m x 3.10m)

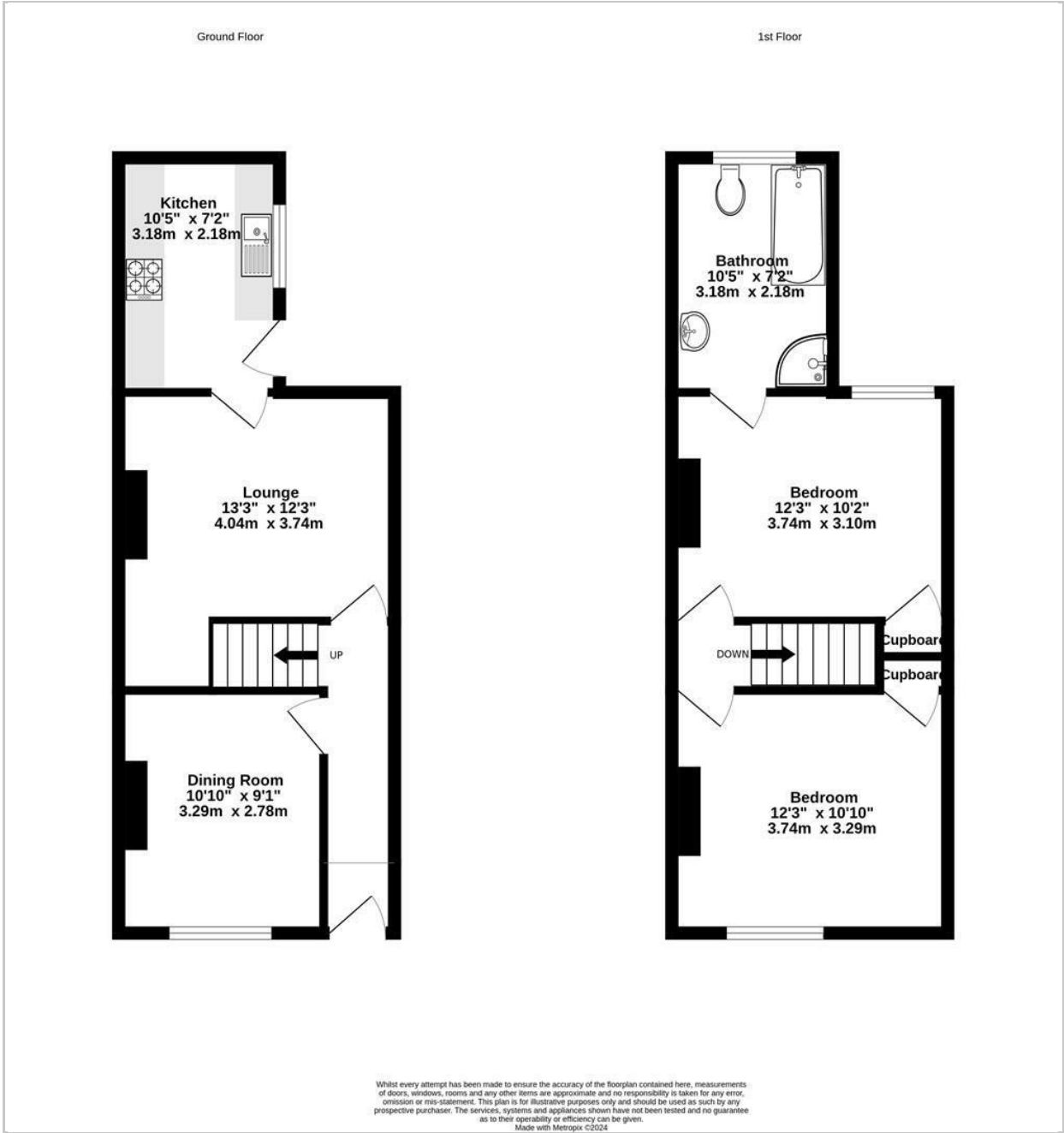
Bathroom

10'5 x 7'2 (3.18m x 2.18m)

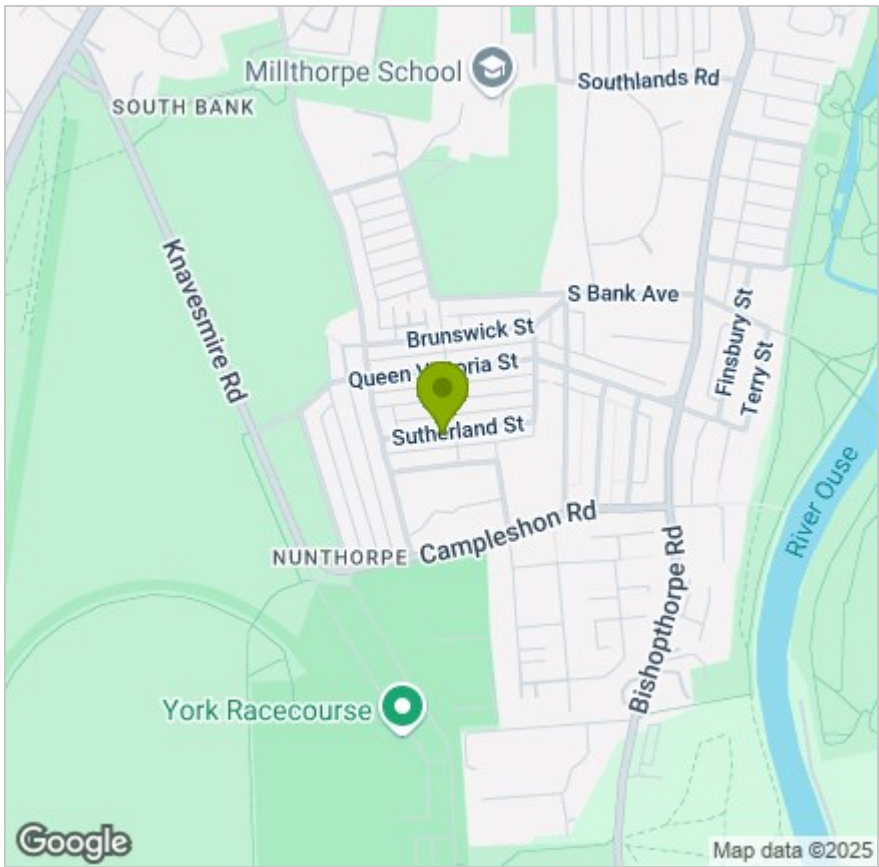




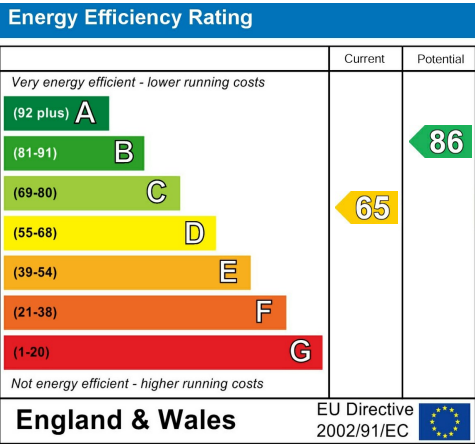
FLOOR PLAN



LOCATION



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.