



66 Brunswick Street  
York, YO23 1EB  
**£230,000**





**NO FORWARD CHAIN - PERIOD END TERRACE PROPERTY WITH SOUTH FACING COURTYARD AND WORKSHOP!** Churchills are delighted to offer for sale this two double bedroom house. Although in need of some cosmetic upgrading the property is perfectly suited for investors or first time buyers alike with modern gas central heating and uPVC double glazing throughout. Located in York's highly sought after South Bank area, convenient for the city centre, York racecourse & the railway station as well shops, schools and amenities. The bright and airy living accommodation briefly comprises lounge, good sized 'L' shaped dining kitchen with fitted units, three-piece shower room and first floor landing with two double bedrooms. To the outside is a south facing rear walled courtyard with workshop and gate to service alley. An internal viewing of this property is highly recommended.

### **Lounge**

12' x 11' (3.66m x 3.35m)

Front door  
UPVC window to front  
Radiator  
Carpet  
Power points



### **Kitchen**

6'7" x 5'11" (2.01m x 1.80m)

Fitted wall and base units with counter top  
Stainless steel sink and drainer with mixer tap  
Spaces for appliances  
Vinyl floor  
UPVC window to side  
Power points







### **Bathroom and Lobby**

8'10" x 5'11" (2.69m x 1.80m)

Large walk-in shower cubicle

Low level wc

Wash hand basin

Wall mounted gas combi boiler

Tiled walls

Extractor fan

Towel radiator

Vinyl flooring

Opaque UPVC window to side

### **First floor landing**

carpet

Panelled doors off leading to

### **Bedroom 1**

12' x 11' (3.66m x 3.35m)

UPVC window to front

Storage cupboards

Carpet

Double panelled radiator

Power points

### **Bedroom 2**

11' x 8' (3.35m x 2.44m)

UPVC window to rear

Double panelled radiator

Carpet

Power points

### **Workshop/Store**

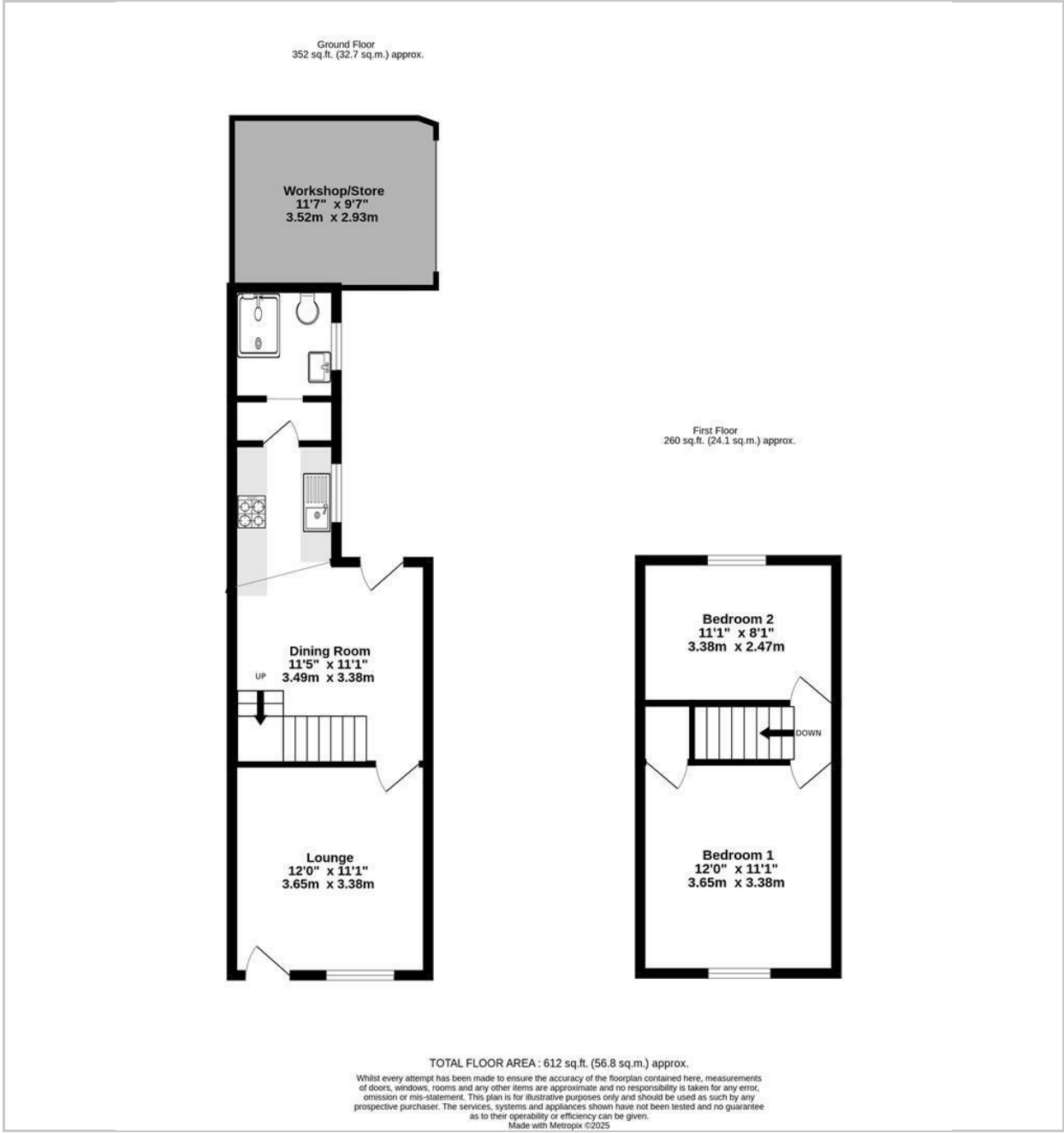
11'8" x 9' 7" (3.56m x 2.74m 2.13m)

Outside - rear walled courtyard with gate to service alley

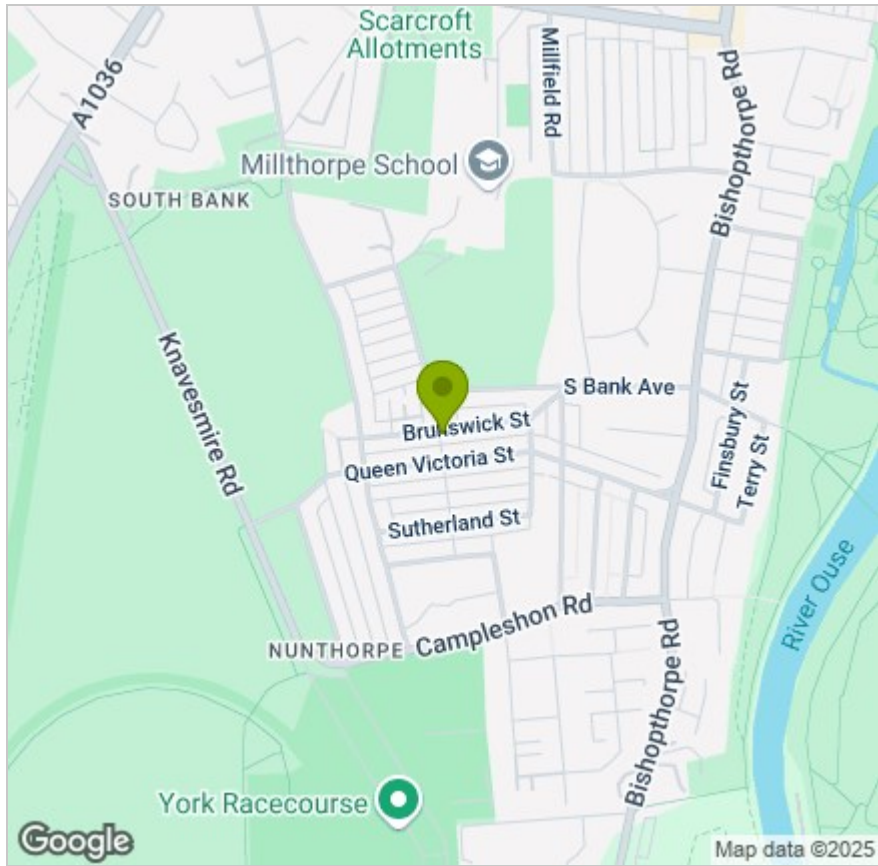
Workshop/store with a 'fixed' up and over door; plumbed for washing machine



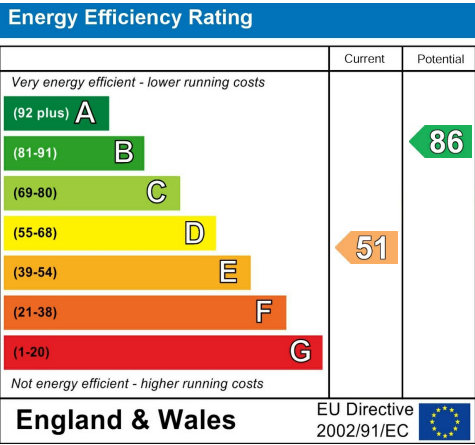
FLOOR PLAN



LOCATION



EPC



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