

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

Spaces for appliances Vinyl floor

UPvC window to side

OI VO WIIIGOW to Sig

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** Scarcroft Millfield Rd Allotments Ground Floor 352 sq.ft. (32,7 sq.m.) approx. Bishopthorpe Rd Millthorpe School SOUTH BANK Workshop/Store 11'7" x 9'7" 3.52m x 2.93m Finsbury St S Bank Ave Brunswick St Terry St Queen Victoria St First Floor 260 sq.ft. (24.1 sq.m.) approx. Sutherland St NUNTHORPE Campleshon Rd Bedroom 2 11'1" x 8'1" 3.38m x 2.47m Dining Room 11'5" x 11'1" York Racecourse Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A Bedroom 1 Lounge 12'0" x 11'1" 86 12'0" x 11'1" 3.65m x 3.38m 3.65m x 3.38m (69-80) (55-68)

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.

TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foorplan contained here, measurements of doors, windows, rooms and my other liens are approximate and not responsibility in taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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(39-54)

Not energy efficient - higher running costs

**England & Wales** 

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**EU Directive** 

2002/91/EC