

Spacious Two bedroom end terraced house situated within York's South Bank area.

This spacious two bedroom terraced house has become available in the popular area of South Bank, close to the ever popular Bishopthorpe Road, York Knavesmire as well as being close to York City centre. You enter into the hallway which feeds through to the living room which then leads on to a large kitchen space with white goods included oven, hob, fridge/freezer and washing machine.

As you proceed up the stairs you are greeted by two large double bedrooms, and a newly fitted three piece suite bathroom.

To the rear of the property is a walled courtyard with front access, the garden is beings renovated prior to tenants moving into the property.

The property would be suitable for a family or two professional sharers.

Sorry no pets or smokers

Council Tax Band - B EPC Rating - D

## **Entrance Hallway**

uPVC entrance door, carpeted flooring, stairs to first floor

### Lounge

uPVC window to front, double panelled radiator, wall mounted electric fire, understairs cupboard, laminate flooring, power points















# **Dining Kitchen**

uPVC French doors to garden, uPVC window to rear, fitted wall and base units with countertop, sink and draining board with mixer tap, built-in oven and hob, integrated fridge/freezer, space and plumbing for washing machine, wall mounted gas combination boiler, vinyl flooring, recessed spotlights, double panelled radiator, power points

## **First Floor Landing**

uPVC window to side, carpeted flooring, loft access

#### **Bedroom 1**

Two uPVC windows to front, double panelled radiator, carpeted flooring, power points, spotlights

#### Bedroom 2

uPVC window to rear, carpeted flooring, double panelled radiator, power points

#### Bathroom

Panelled bath with mixer tap over, uPVC window to rear, pedestal wash hand basin, low level WC, part tiled walls, vinyl flooring, extractor fan, towel radiator

#### Outside

Gated front forecourt, side access to rear garden with patio area, timber fence and brick wall boundary

# **FLOOR PLAN LOCATION** Millthorpe School Southlands Rd Rowntree Park Finsbury St S Bank Ave Ground Floor 1st Floor Brunswick St Knavesmire Rd Queen Victoria St Sutherland St NUNTHORPE Campleshon Rd Breakfast Kitchen 14'1" x 8'9" 4.30m x 2.67m Bedroom 11'9" x 8'4" 3.58m x 2.54m Danesmead York Racecourse Google **Energy Efficiency Rating** Very energy efficient - lower running costs **EPC** (92 plus) A While every attempt has been made to ensure the accuracy of the floorpian certained here, measurements of dotors, visious, oncome and up often terms are approximate and no responsibility is faster for any entry of a continuous contraction 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. (69-80) 59 D (55-68) (39-54) (21-38) G

Wood

Potential

85

EU Directive

2002/91/EC

Not energy efficient - higher running costs

**England & Wales** 

Map data @2025

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