

## 12 Russell Street, South Bank, York, YO23 1NW

**£375,000**

A large two bedroom period mid terrace house located in one of York's most sought after locations. Close to the popular Bishophorpe Road Shopping Parade and within easy walking distance of the Railway station and City centre. This property comprises of a hallway, lounge with separate dining area, fitted kitchen with oven and hob. first floor galleried landing, two double bedrooms and first floor bathroom with 3 piece suite fitted with shower and bath. To the rear of the property is a well maintained courtyard.

## Description

### Hallway

Entrance door, stairs to first floor. Doors to

### Lounge

13'5" x 10'9"

Bay window to front

### Dining Room

12'0" x 10'9"

Window to rear. Door to

### Kitchen

10'4" x 7'6"

Good range of modern fitted units including built in oven and hob, window to side and door to rear yard.

### Bedroom 1

14'2" x 11'3"

Window to front

### Bedroom 2

11'10" x 8'11"

Window to rear

### Bathroom

7'11" x 7'8"

Three piece white suite including bath with shower above, window to side



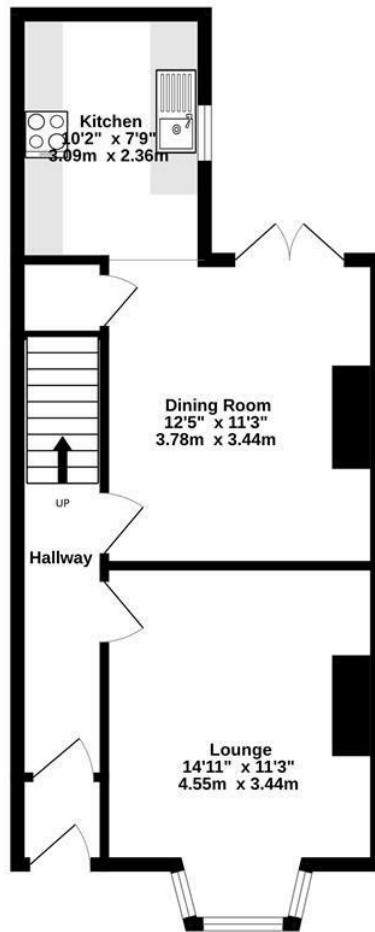
## Features

- Large 2 Bed Terrace
- Close to Bishophorpe Road Shopping Parade
- To the rear of the property is a well maintained courtyard
- Council Tax Band C

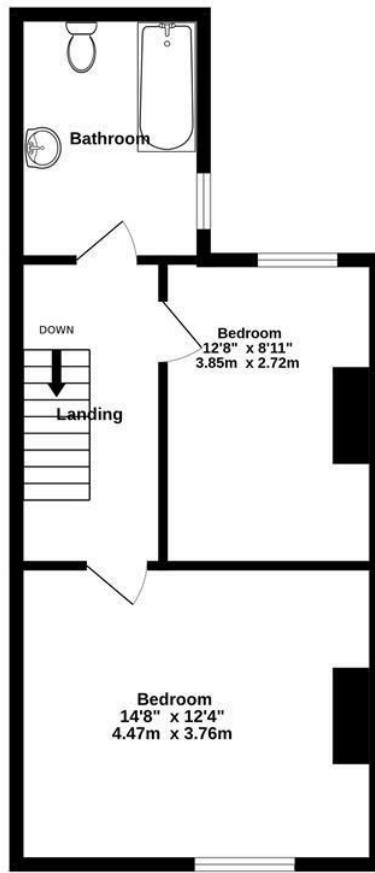


## FLOOR PLAN

Ground Floor  
449 sq.ft. (41.7 sq.m.) approx.

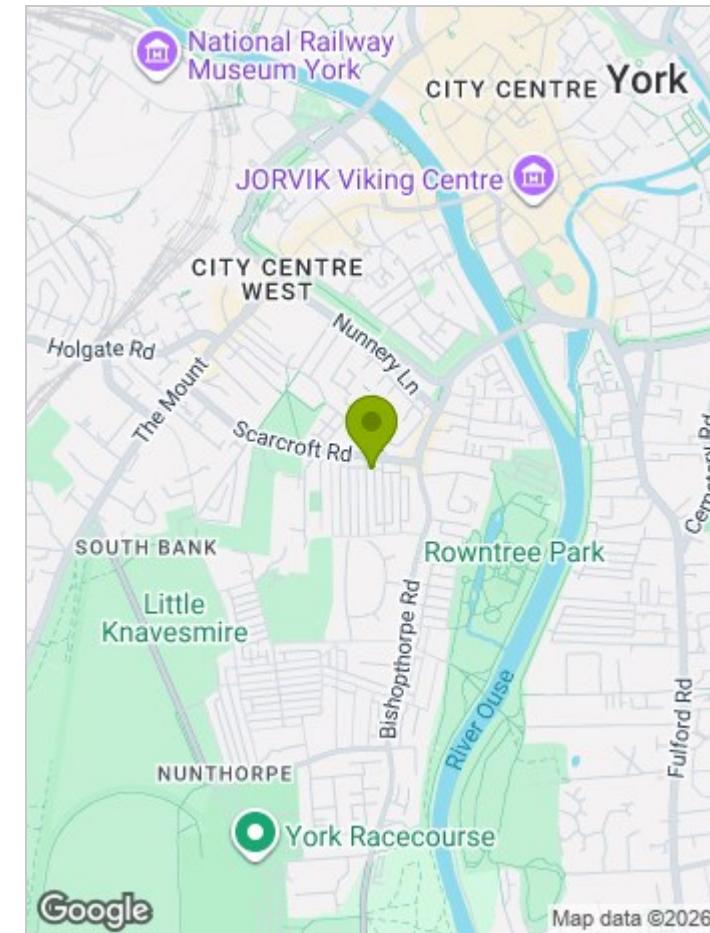


1st Floor  
438 sq.ft. (40.7 sq.m.) approx.

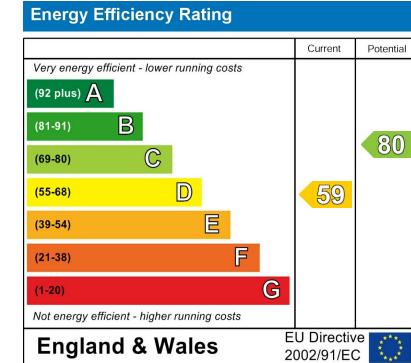


TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 is given as to their operability or efficiency can be given.  
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## LOCATION



## EPC



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