



10 Cycle Street

York, YO10 3LJ

Guide Price £220,000





THIS PROPERTY IS SURE TO APPEAL TO A FIRST TIME BUYER OR INVESTOR! TWO BEDROOM PERIOD TERRACE WITH ADDITIONAL FIRST FLOOR STUDY AND SOUTH WEST FACING REAR COURTYARD. Churchills are delighted to offer for sale this well-proportioned period home located in this popular and convenient Hull Road area, ideally situated for York's historic city centre, York university and the railway station. Offering plenty of scope as well as double glazing and gas central heating, The bright and airy living accommodation comprises; entrance hallway, lounge, sitting/dining room, fitted kitchen, rear hall, ground floor shower room, first floor landing, two double bedrooms and an additional study/dressing room. To the outside is a south west facing rear walled courtyard with workshop and gate to service alleyway. An internal viewing is highly recommended.

### Entrance Hallway

uPVC entrance door, single panelled radiator, carpet, stairs to first floor



### Lounge

10'6" x 9'1" (3.20m x 2.77m)

uPVC window to front, double panelled radiator, carpet, power points



### Dining Room

12'11 x 12'2" (3.94m x 3.71m)

uPVC window to rear, electric fire surround, understairs cupboard, carpet, power points

### Kitchen

10'7 x 6'3" (3.23m x 1.91m)

uPVC window to side, door to courtyard, wall and base units, countertop, stainless steel sink and draining board, power points; space and plumbing for appliances



### Rear Hallway

Door to;





### **Shower Room**

Opaque uPVC window to side, pedestal wash hand basin, low level w.c., shower, vinyl flooring, tiled walls, single panelled radiator, extractor fan

### **First floor landing**

Door to

### **Bedroom 1**

12'10" x 12'9" (3.91m x 3.89m)

uPVC window to front, fitted storage, single panelled radiator, carpet, power point, storage cupboards

### **Bedroom 2**

12'8 x 10' (3.86m x 3.05m)

uPVC window to rear, 2 storage cupboards, single panelled radiator, carpet, power points, door to dressing room/study

### **Dressing Room/Study**

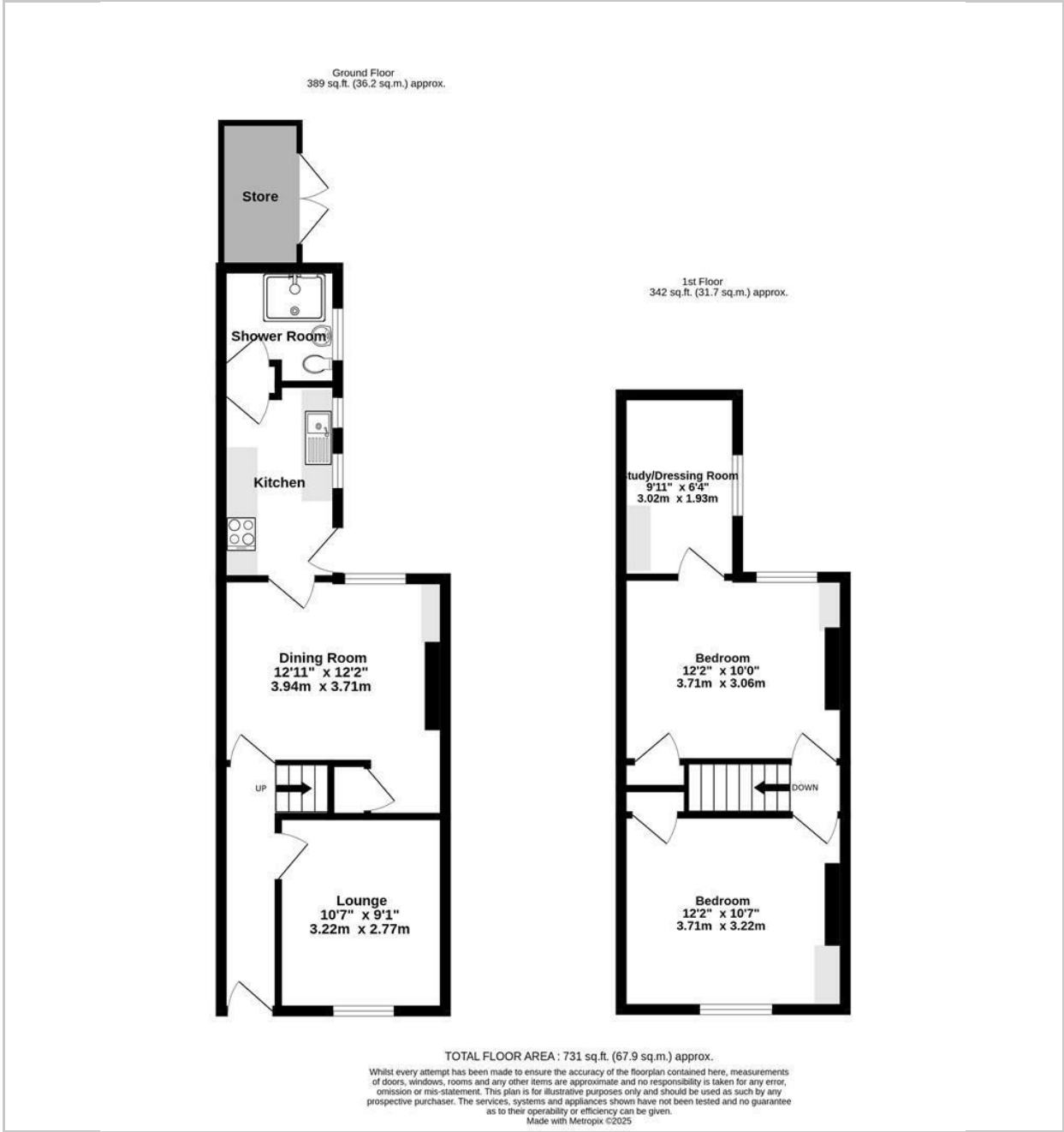
9'11" x 6'4" (3.02m x 1.93m)

Fitted storage, uPVC window to side, single panelled radiator, carpet, power points

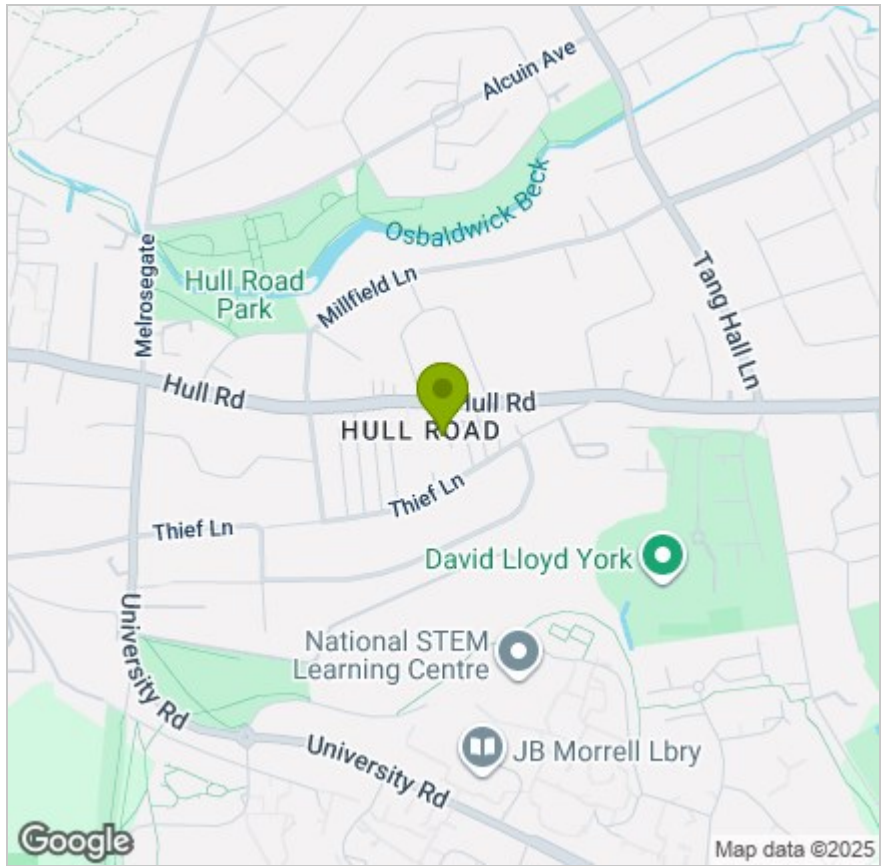
### **Outside**

Rear walled courtyard, brick built workshop, gate to service alleyway, outside tap

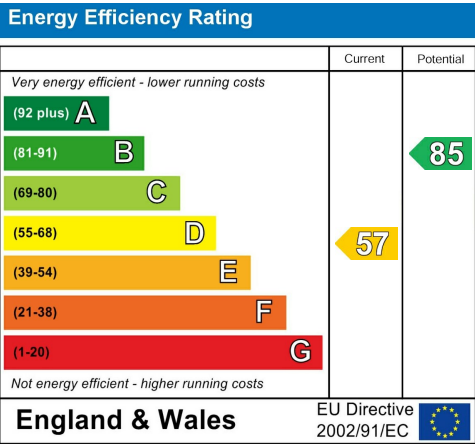
FLOOR PLAN



LOCATION



EPC



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