

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, sinhgle panelled raditor, 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 Ground Floor 389 sq.ft. (36.2 sq.m.) approx. Store Melrosegate Hull Road Park 1st Floor 342 sq.ft. (31.7 sq.m.) approx. Hull Rd Shower Room Juli Rd HULL ROAD Thief Ln Thief Ln David Lloyd York udy/Dressing Ro 9'11" x 6'4" 3.02m x 1.93m Kitchen National STEM Learning Centre University Rd JB Morrell Lbry Dining Room 12'11" x 12'2" Bedroom 12'2" x 10'0" 3.71m x 3.06m 3.94m x 3.71m Coople Map data @2025 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A 85 Lounge Bedroom (69-80)10'7" x 9'1" 3.71m x 3.22m 3.22m x 2.77m D (55-68) 57 (39-54) (21-38)G

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.

Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC

TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx. Whitst 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 purchaset. The services, systems and appliances shown have not been tested and no quarantee.

as to their operability or efficiency can be given Made with Metropix ©2025