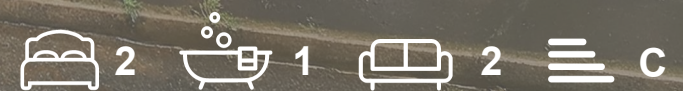




44 Lindley Street

York, YO24 4JF

Guide Price £350,000



NO ONWARD CHAIN! PERIOD FEATURES, SOUGHT AFTER HOLGATE LOCATION. Offered for sale is this two bedroomed period mid terraced house conveniently located for York city centre and Acomb front street as well as easy access to the Railway station, West Bank Park and popular schools. This well cared for house is sure to appeal to anyone looking for a characterful period home with potential with enhance or expand further. The bright and spacious living accommodation comprises; entrance vestibule with 'Encaustic' tiling, long entrance hallway, lounge with bay window and feature fireplace, separate dining room, breakfast room, kitchen, first floor galleried landing, 15ft bedroom one, second double bedroom and large four piece house bathroom. To the outside is a traditional front forecourt and to the rear is a walled courtyard with useful brick store, flower borders and gate to service alleyway. An internal viewing to appreciate what is on offer is strongly recommended.



Entrance Vestibule

Composite entrance door, tiled flooring, dado rail, glazed panelled door to;

Entrance Hallway

Carpeted stairs to first floor, understairs cupboard, coving, double panelled radiator

Lounge

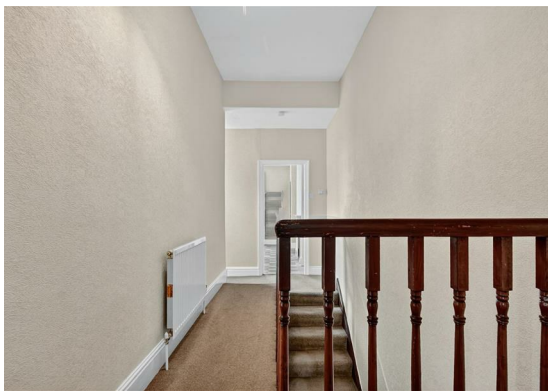
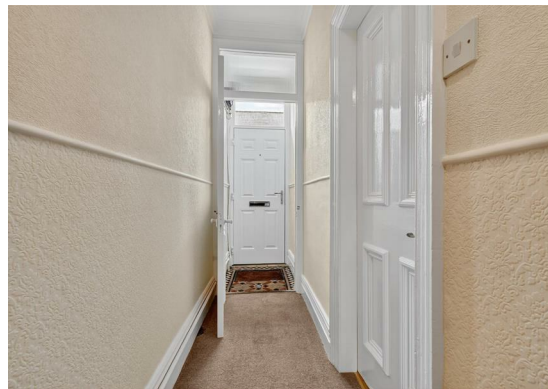
uPVC bay window to front, Period fireplace, coving, picture rail, double panelled radiator, TV and power points

Dining Room

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

Breakfast Room

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





Kitchen

uPVC door to side, two windows to side, fitted wall and base units with countertop, stainless steel sink and draining board, space and plumbing for appliances, double panelled radiator, carpeted flooring, power points

First Floor Galleried Landing

uPVC window to side, single panelled radiator, carpeted flooring, power points, loft access

Bedroom 1

uPVC window to front, double panelled radiator, carpeted flooring, power points, storage cupboard

Bedroom 2

uPVC window to rear, period fire, single panelled radiator, carpeted flooring, storage cupboard, power points

Bathroom

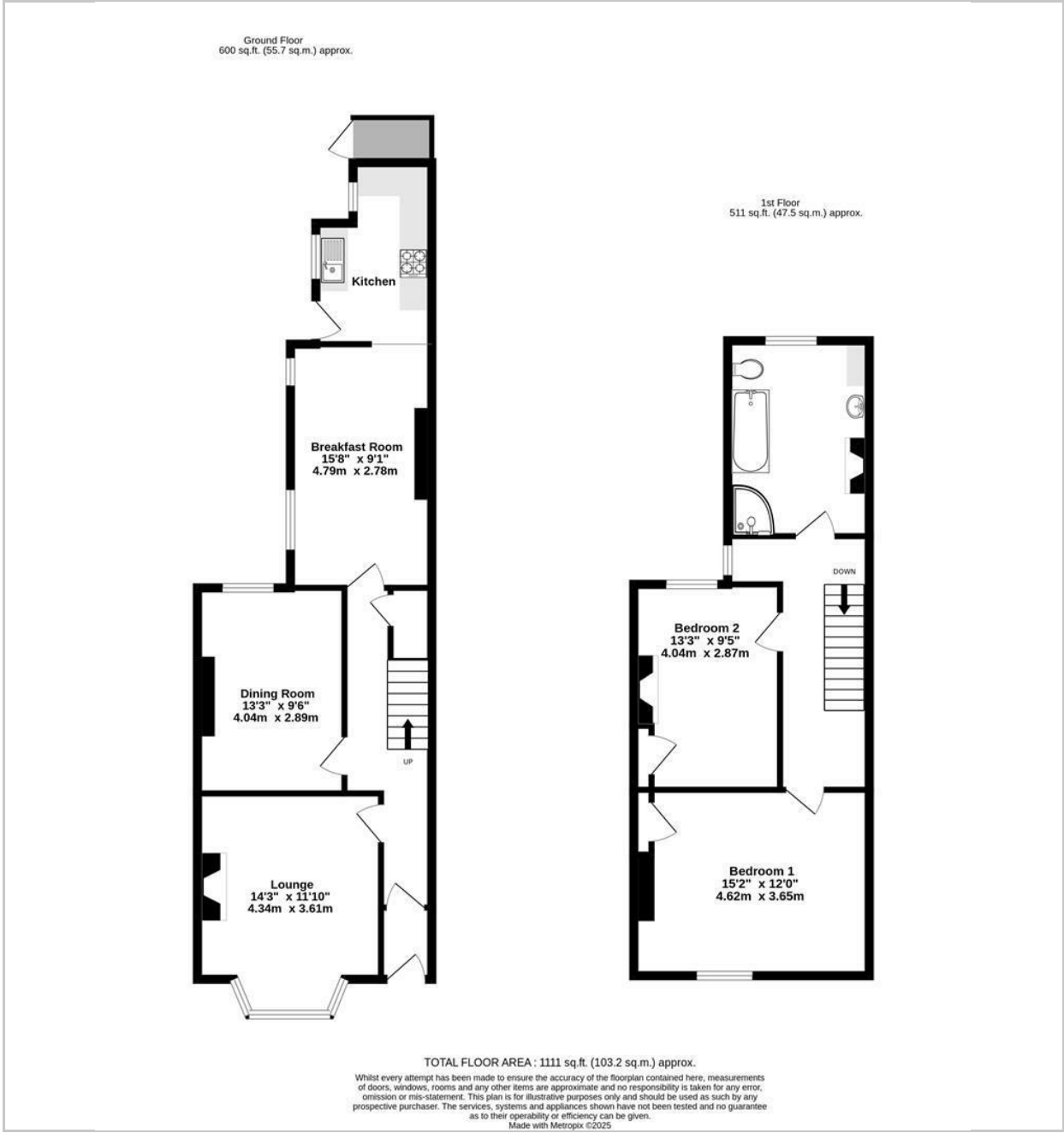
uPVC window to rear, period fireplace, walk-in corner shower cubicle, panelled bath, low level WC, pedestal wash hand basin, towel radiator, vinyl flooring, single panelled radiator, storage cupboard housing gas combination boiler

Outside

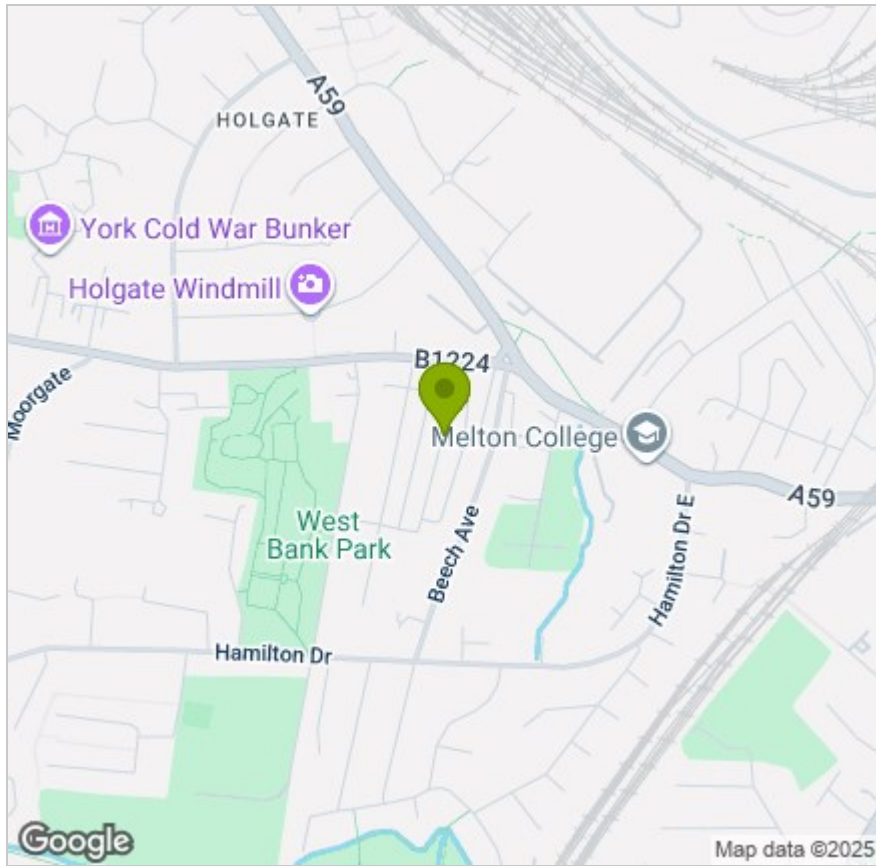
Gated front forecourt, rear walled courtyard, brick store, raised flower border, gate to service alleyway



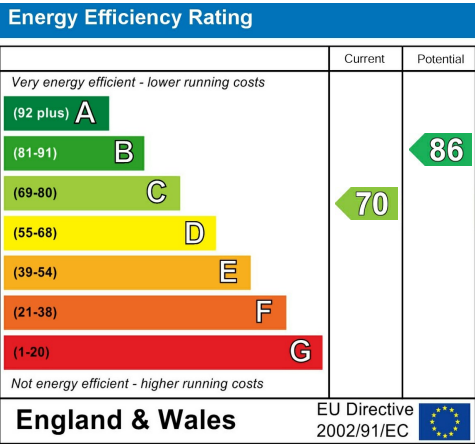
FLOOR PLAN



LOCATION



EPC



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