



48 St. Pauls Terrace
York, YO24 4BJ

Guide Price £295,000

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NO ONWARD CHAIN – SOUTH FACING REAR COURTYARD - CLOSE TO THE CITY CENTRE - Churchills are delighted to offer for sale this three bedroom period terrace house close to York city centre and the railway station in the popular location of St Pauls Terrace in Holgate.

As well as having uPVC double glazing and gas central heating the well-proportioned living accommodation briefly comprises; entrance hallway, lounge through to dining room, fitted kitchen, three piece bathroom, first floor galleried landing, two first floor double bedrooms and good-sized single bedroom. To the outside is a rear walled courtyard with gate to useful shared alleyway. St Pauls Terrace is served in the local area by shops and amenities including Holgate community garden and St Pauls nursery and primary schools. There is also a useful walkway through to York Station and the Railway Museum. An accompanied viewing is strongly recommended.



Entrance Hallway

Entrance door, single panelled radiator, carpeted flooring, power points, stairs to first floor

Lounge

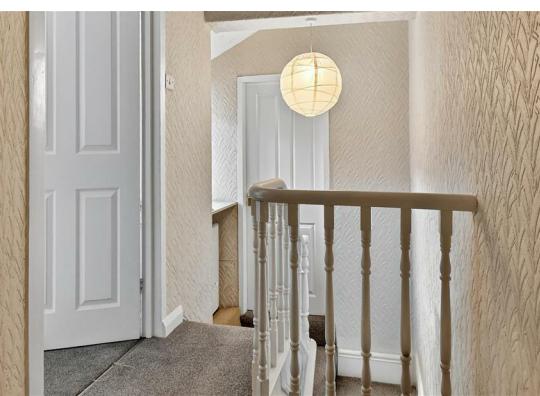
uPVC window to front, double panelled radiator, timber floorboards, TV and power points

Dining Room

uPVC window to rear, single panelled radiator, timber floorboards, power points

Kitchen

Glazed door to courtyard, uPVC window to side, fitted wall and base units, countertop, one and half sink and draining board with mixer tap, tiled flooring, power points, understairs cupboard, space and plumbing for appliances, towel radiator





Bathroom

Opaque uPVC window to side, 'p' shaped panelled bath with mixer head shower over, low level WC, wash hand basin, towel radiator, tiled walls, tiled flooring

First Floor Landing

uPVC window to side, loft access, carpeted flooring, spindled balustrade, wall mounted gas combination boiler

Bedroom 1

uPVC window to front, carpeted flooring, single panelled radiator, power points

Bedroom 2

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

Bedroom 3

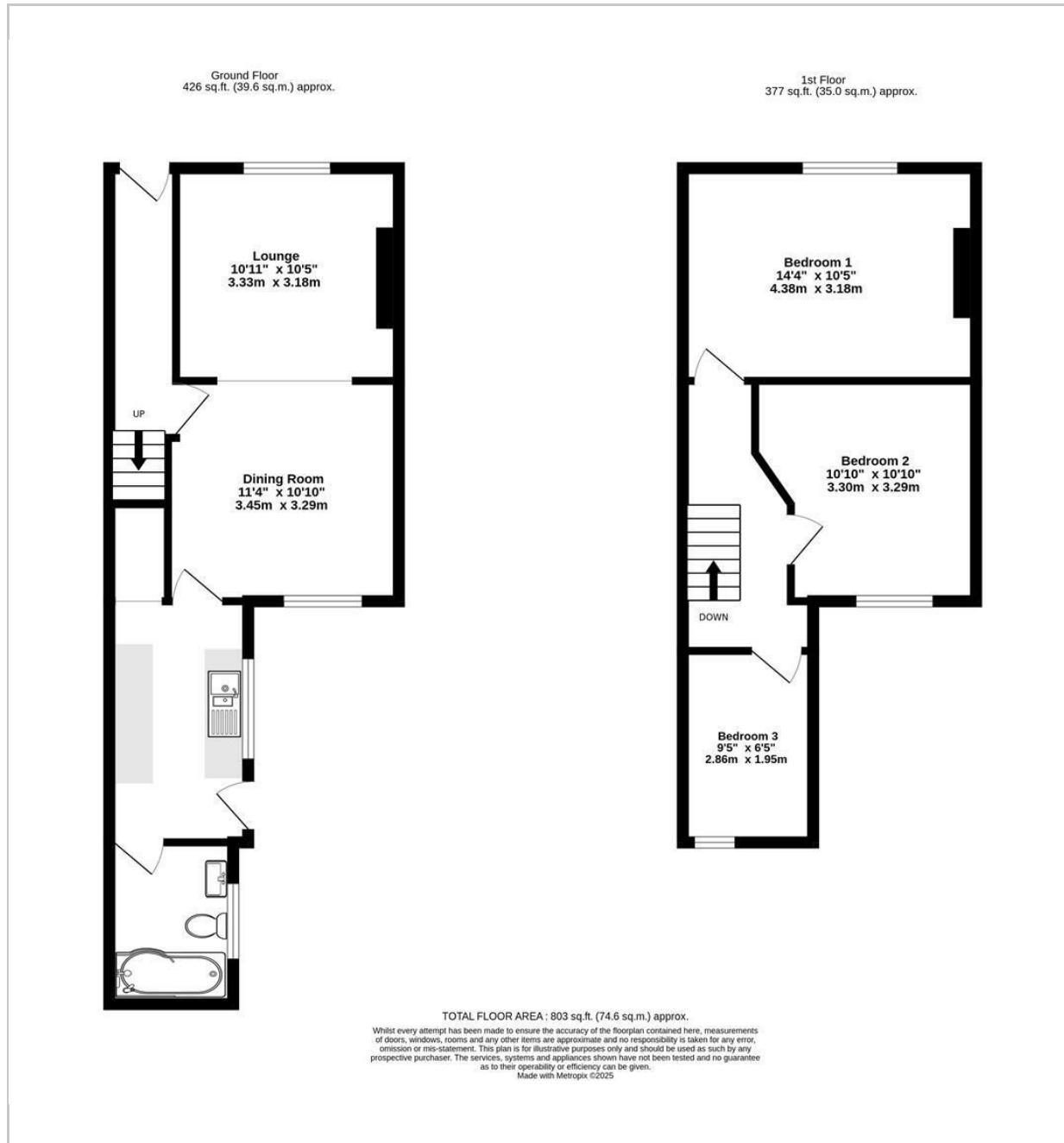
uPVC window to rear, carpeted flooring, single panelled radiator, power points

Outside

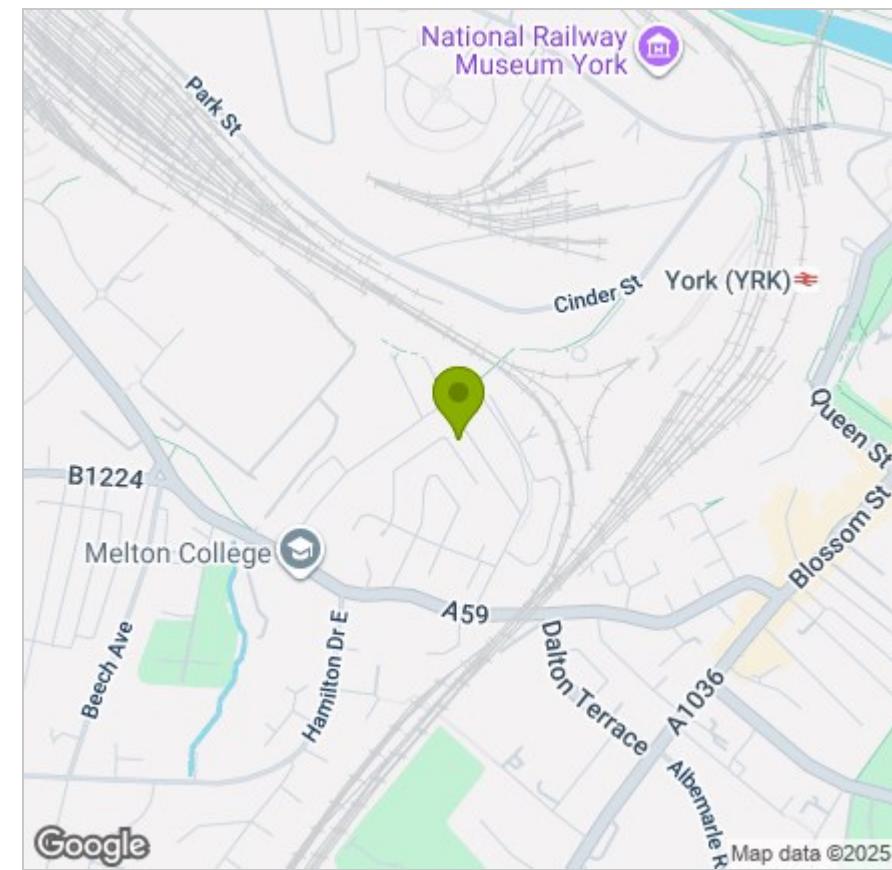
Rear walled courtyard garden, gate to service alleyway, outside tap



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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