



66 Amberley Street
York, YO26 4SD
£250,000



A delightful and wider than average period two bedroomed terraced house with superb rear courtyard on this quiet residential street off Poppleton Road and convenient for York's historic city centre, railway station as well as close to nearby primary schools, Acomb Front Street and the river Ouse. This recently upgraded and well cared for property is sure to appeal to a range of buyers and comprises; entrance hallway, dining room, 13ft lounge, kitchen, three piece bathroom, first floor landing and two first floor double bedrooms, the property also benefits from uPVC double glazing and gas central heating.

To the outside is a rear walled courtyard with Yorkshire stone flagged paving with brick built store and gate to service alleyway.

An accompanied viewing is strongly recommended.

Entrance Hallway

Entrance composite door, double panelled radiator, vinyl tiles, carpeted stairs to first floor

Dining Room

uPVC window to front, laminate flooring, TV and power points, double panelled radiator

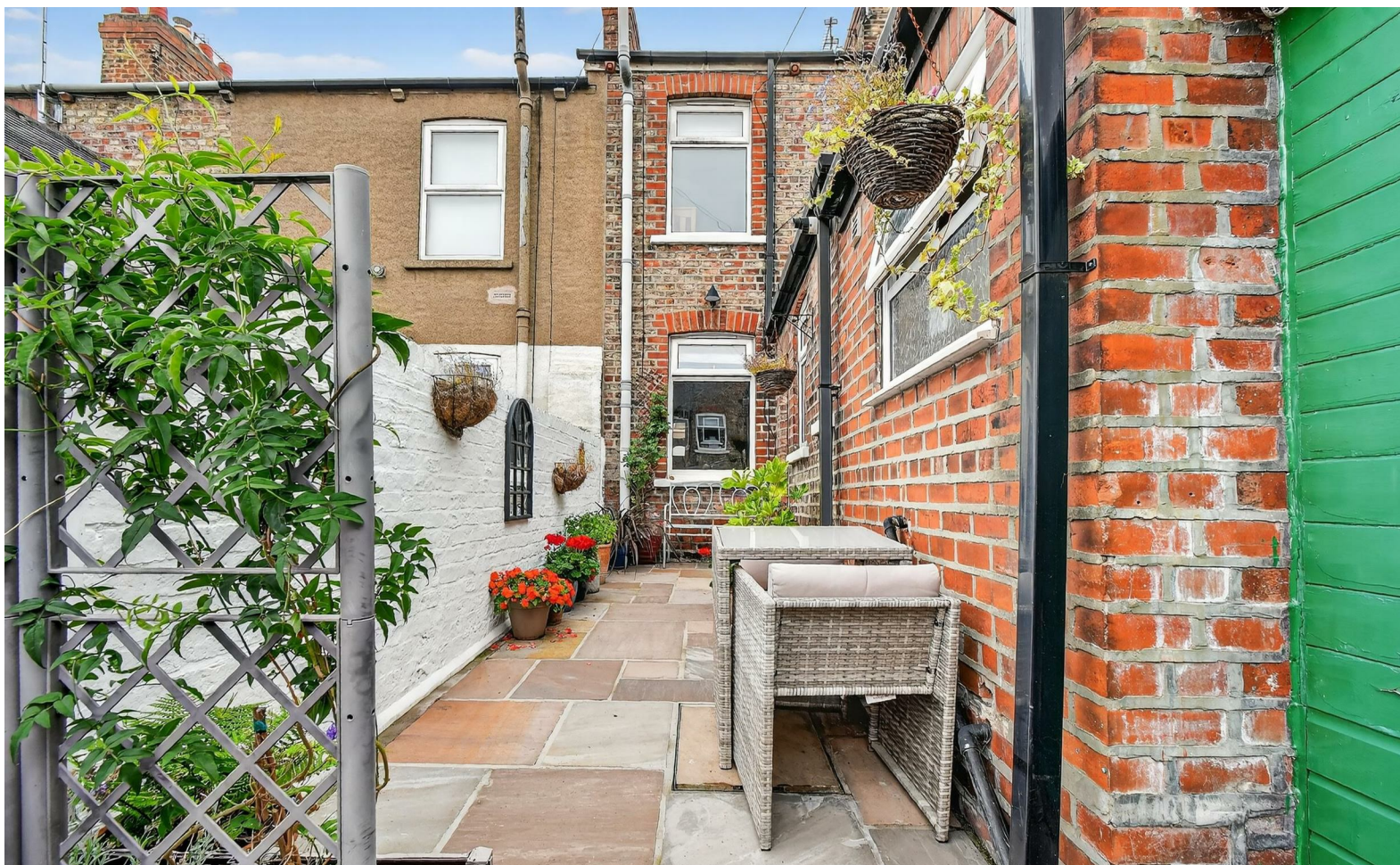
Lounge

uPVC window to rear, double panelled radiator, TV and power points, luxury vinyl tiling in a 'parquet' style, coving, ceiling rose, understairs cupboard

Kitchen

Two uPVC windows to side, glazed door to courtyard, fitted wall and base units with countertop, one and half stainless steel sink and draining board with mixer tap, built-in gas hob and electric oven, integral fridge, space and plumbing for washing machine, double panelled radiator, power points, wall mounted gas combination boiler





Bathroom

Opaque uPVC window to rear, low level WC, panelled bath with mixer tap and shower head over, pedestal wash hand basin, tiled walls, tiled flooring, recessed spotlights, extractor fan, radiator

First Floor Landing

Carpeted flooring, access to boarded and lit loft space via pull down loft ladder, panelled door to;

Bedroom 1

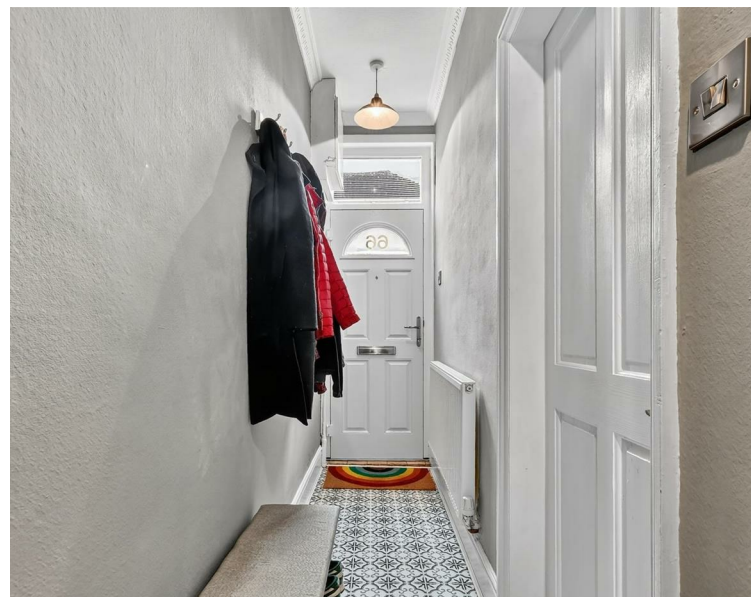
uPVC window to rear, fitted wardrobes, double panelled radiator, storage cupboard, carpeted flooring, power points

Bedroom 2

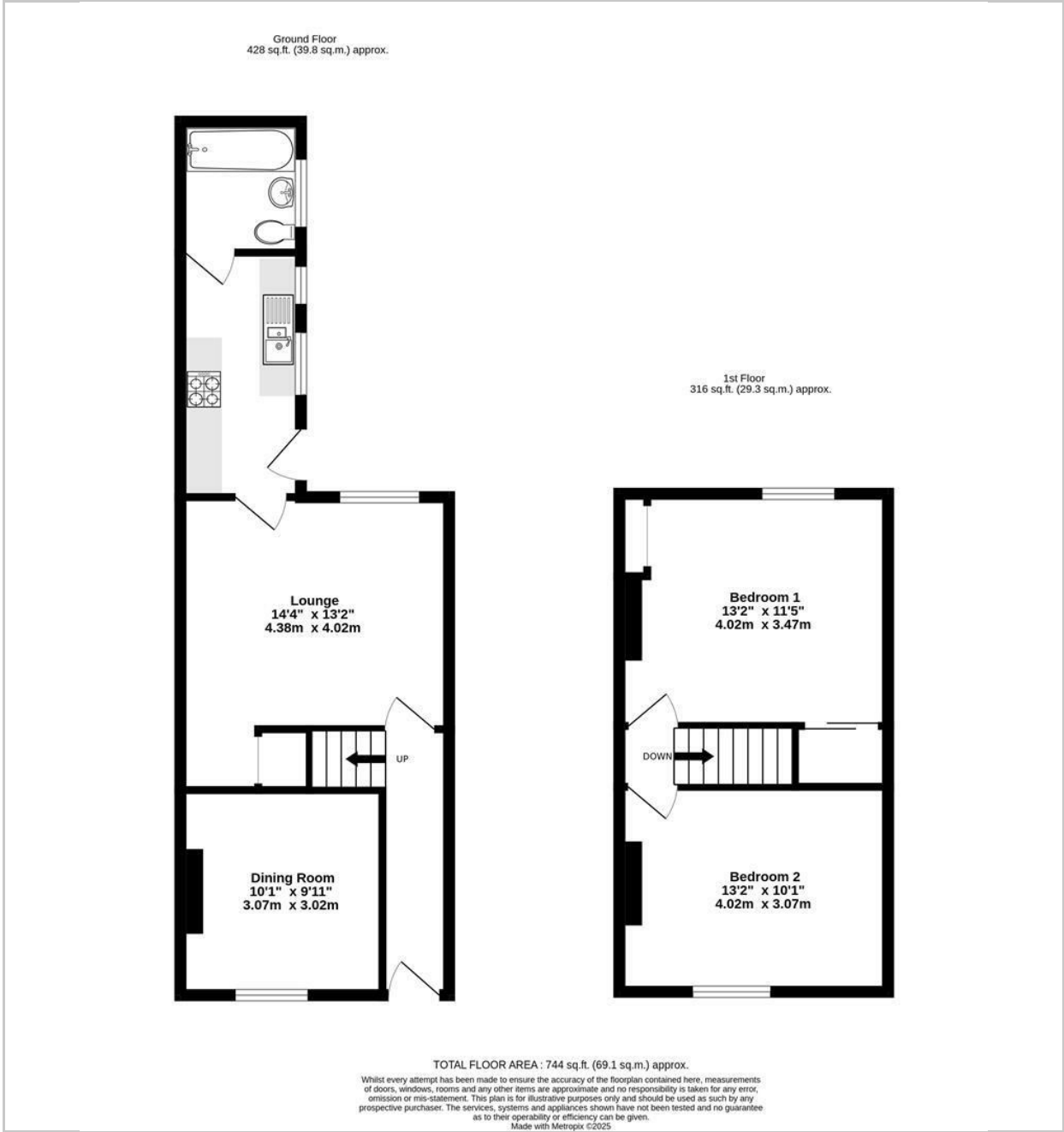
uPVC window to front, double panelled radiator, carpeted flooring, coving, power points

Outside

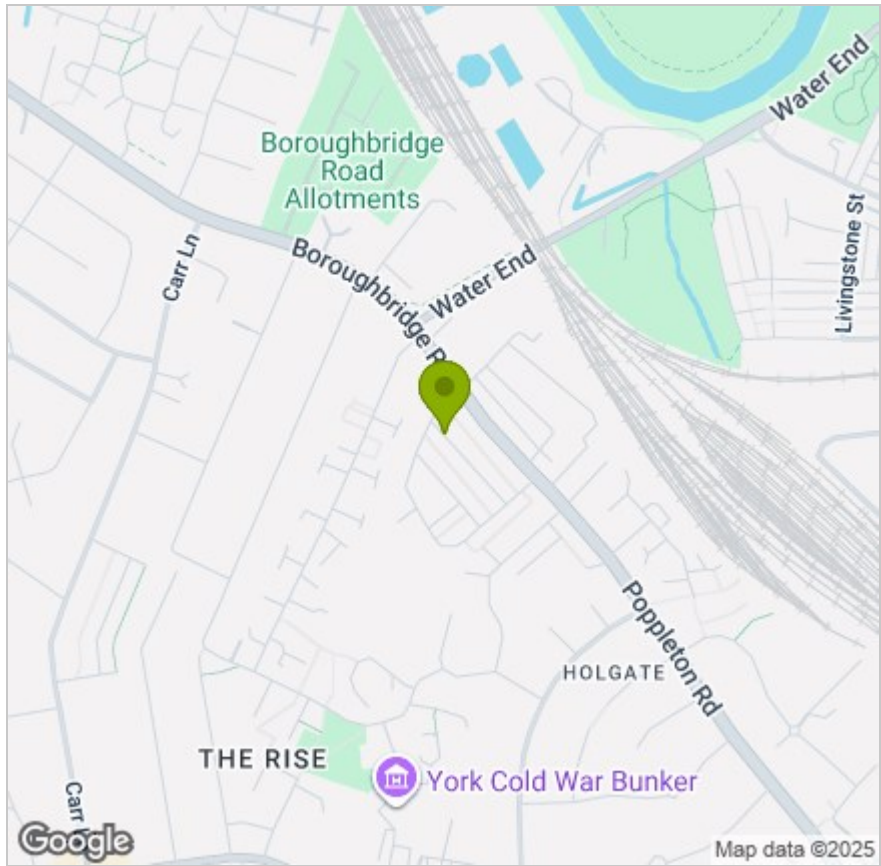
Yorkshire stone paving, brick boundary wall, brick built store, gate to service alleyway.



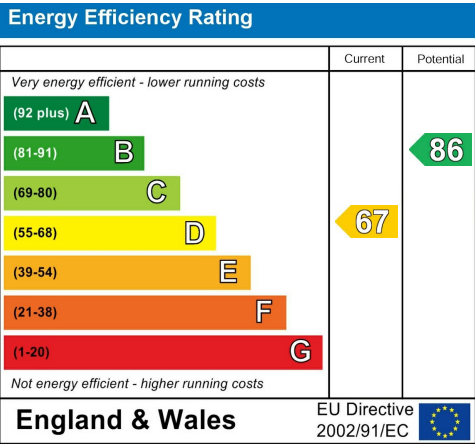
FLOOR PLAN



LOCATION



EPC



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.