

A generously proportioned 4-bedroom mid terraced house - ideal renovation opportunity.

A fantastic opportunity to acquire this four bedroom terraced home set over three floors, boasting ample living space and offering excellent potential for improvement and a thoughtful modernisation throughout. With it's period charm, this property is perfect for buyers looking to put their own stamp on a home or for investors seeking a project with strong future returns. Located in this fantastic residential area and conveniently located within easy reach of the popular Bishopthorpe road shops and cafes, schools, York city centre and York railway station.

The accommodation comprises a generous front reception room, a spacious dining room, good sized kitchen, shower room and a further reception room to the rear. Stairs lead to two good sized bedrooms and a shower room, a second stairs lead to two further bedrooms. The property also benefits from a fully enclosed walled courtyard and retains some original features, offering plenty of character and charm.

In need of updating, this property presents a blank canvas for refurbishment and has the potential to become a stylish and comfortable family home.

Priced to reflect the scope for renovation and offered with no onward chain. Contact us today to arrange a viewing.

## **Entrance Porch**

# **Entrance Hallway**

Coving, radiator

# Lounge

13'4" x 10' (4.06m x 3.05m)

Sash window to front elevation, fireplace set in an attractive surround, coving, ceiling rose, central heating radiator



















## **Dining Room**

12'9" x 10'9" (3.89m x 3.28m)
Sash window to rear elevation, fireplace, coving, ceiling rose, laminate flooring

## Kitchen

14'6" x 7'4" (4.42m x 2.24m)

Sash window to side, good range of wall mounted and base units with roll-top work surface, one and a half bowl sink with mixer tap, tiled splashbacks, laminate flooring, plumbing and space for washing machine, understairs cupboard

# **Reception Room**

10'14" x 9'52" (3.05m x 2.74m) Window to side, central heating radiator,

## **Shower Room**

Window to side elevation, walk-in shower, low level w.c., pedestal wash hand basin, laminate flooring, central heating radiator. Stairs leading to;

# First floor landing

Stairs to second floor landing.

#### **Bedroom 1**

14'18" x 11'22" (4.27m x 3.35m)

Two sash windows, to front, coving, picture rail, built in cupboards, central heating radiator

## **Bedroom 2**

12'93" x 8'.33" (3.66m x 2.44m.10.06m) Sash window to rear, fireplace, built in cupboard, picture rail, central heating radiator

# **Second floor Landing**

# **Bedroom 3**

12'95" x 11'43" (3.66m x 3.35m)

Sash window to front elevation, central heating radiator

## **Bedroom 4**

7'51" x 8'40" (2.13m x 2.44m)

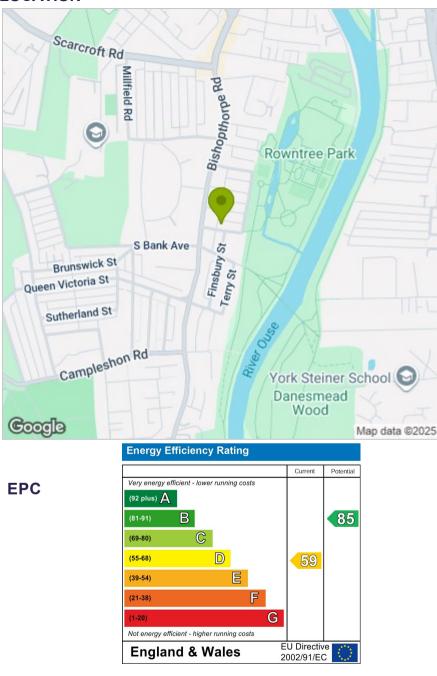
Velux window to rear, central heating radiator

# Externally

To the front is a forecourt and to the rear is a fully enclosed courtyard

# FLOOR PLAN Ground Floor 643 sq.ft. (598 sq.m.) approx. 2nd Floor 228 sq.ft. (25.6 sq.m.) approx. 278 sq.ft. (25.6 sq.m.) approx.

# LOCATION





TOTAL FLOOR AREA: 1374 sq.ft. (127.6 sq.m.) approx.

Whist every sitenty has been nade to ensure the accuracy of the floorgian contained here, measurements of offices, visitioner, croims and sign offer times are approximate and on yeterpointality is feather for any entry, omission or mis-statement. The plans for illustrative purposes only and should be used as such by any rospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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.

13'9" x 10'11" 4.20m x 3.34m