



63 St. Pauls Terrace
York, YO24 4BJ
Guide Price £325,000

SUPERB LOCATION AND FABULOUS COURTYARD GARDEN! Offered for sale is this delightful two bedroom period terraced house with first floor bathroom, situated in this quiet central area and convenient for the railway station and the city centre. the bright and airy living accommodation comprises entrance hallway, lounge, dining kitchen, recently constructed garden room with double doors onto courtyard, first floor landing, two double bedrooms, and three piece house bathroom suite. To the outside is a walled landscaped courtyard with gate to service alleyway. An internal viewing is highly recommended.

Entrance hallway

Composite entrance door, carpeted stairs to first floor. Vinyl flooring. Panelled door to;

Lounge

uPVC double glazed window to front, open fire place with surround and tiled hearth, double panelled radiator, power points, television point. Laminate flooring.

Dining kitchen

Fitted wall and base units with oak counter worktop, stainless steel sink and draining board with mixer tap, integrated oven and gas hob, space for appliances, plumbing for washing machine, double panelled radiator, power points. Laminate floor. uPVC French doors to;

Garden room

Two roof lanterns, spotlights, storage cupboard housing gas combination boiler, panelled radiator, power point, large double doors onto garden. Laminate flooring.

First floor landing

Power points. Carpet. Panelled door to;

Bedroom 1

uPVC double glazed window to front, double panelled radiator, power points. Carpet.





Bedroom 2

uPVC double glazed window to rear, double panelled radiator, power points, loft access. Laminate flooring.

House bathroom

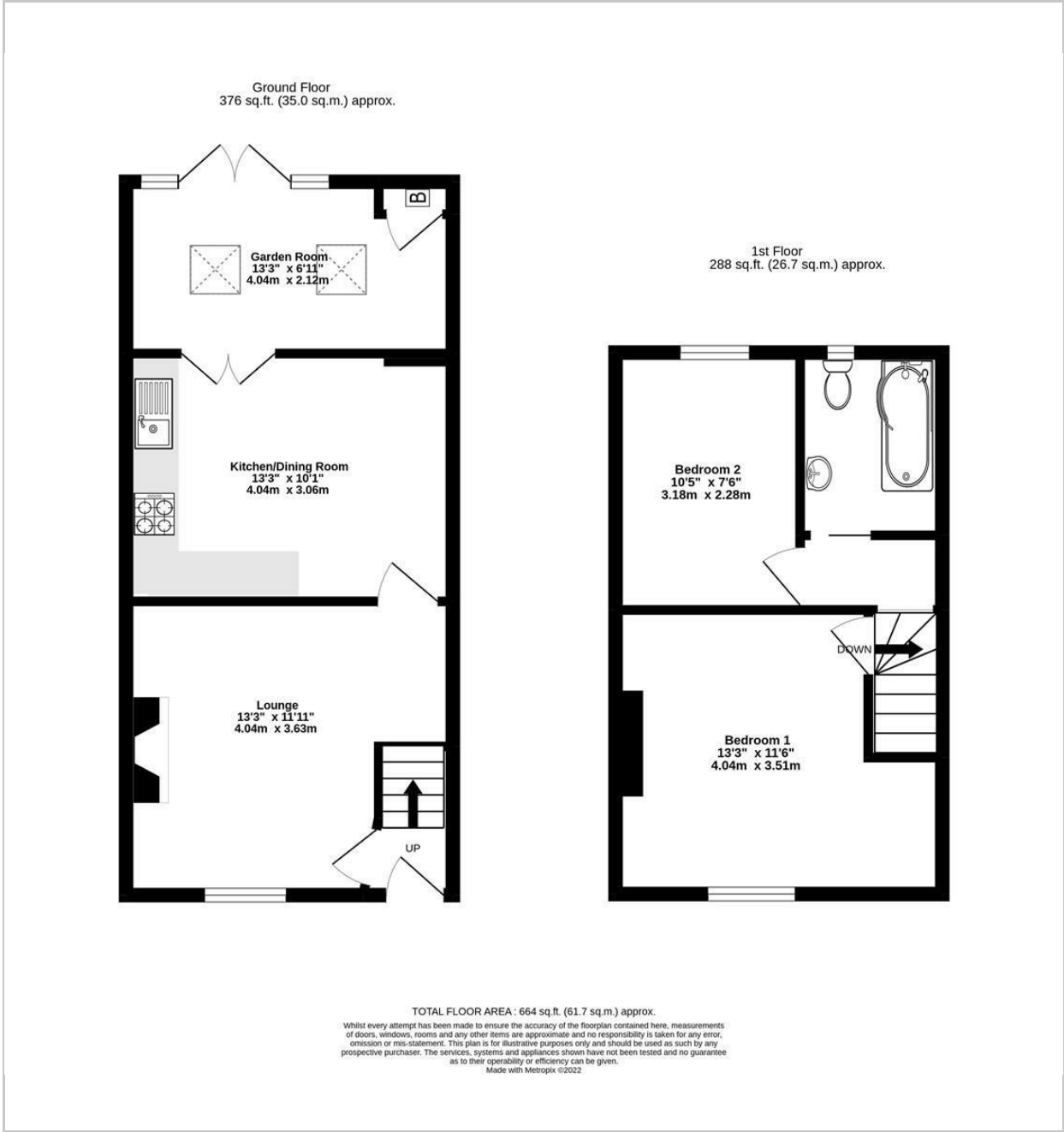
Opaque double glazed window to rear, P shaped panelled bath with main shower over, pedestal wash hand basin, low level W.C, double panelled radiator, tiled walls. Vinyl floor.

Outside

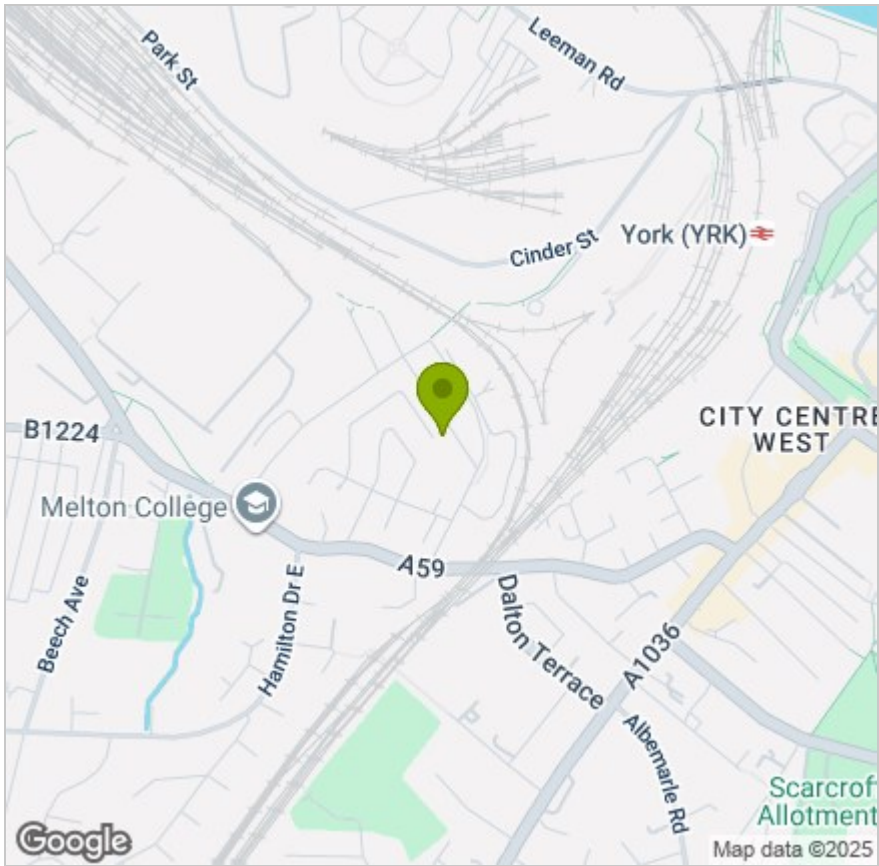
Paved courtyard with brick wall boundary and gate to service alleyway, outside tap and power socket.



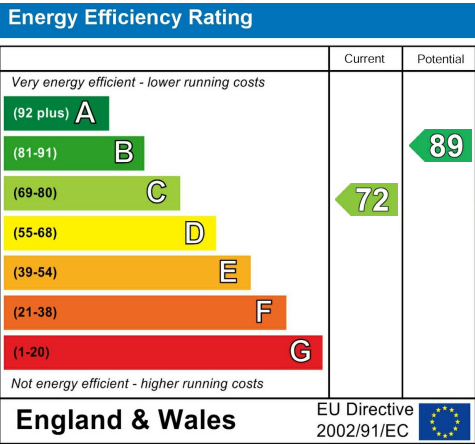
FLOOR PLAN



LOCATION



EPC



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