

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.

















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.





# **LOCATION FLOOR PLAN** Ground Floor 376 sq.ft. (35.0 sq.m.) approx. York (YRK) ₹ 1st Floor 288 sq.ft. (26.7 sq.m.) approx. Garden Room 13'3" x 6'11" 4.04m x 2.12m CITY CENTRE B1224 WEST Melton College Kitchen/Dining Room Bedroom 2 13'3" x 10'1" 4.04m x 3.06m 10'5" x 7'6" 3.18m x 2.28m 459 Dalton Terrace A1036 Scarcrof Allotment Lounge 13'3" x 11'11" 4.04m x 3.63m **Coogle** Map data @2025 Bedroom 1 13'3" x 11'6" 4.04m x 3.51m **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 89 (69-80) 72 (55-68) (39-54) TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx. (21-38) Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other term are approximate and to responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have hobe tested and no guarantee as to their operability or efficiency can be given. Ander with Metopsy & 2002.2 G Not energy efficient - higher running costs

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.

EU Directive

2002/91/EC

**England & Wales**