

**FOR SALE**  
**Churchills**  
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9 St. Benedict Road  
York, YO23 1YA  
**Offers Over £250,000**





**NO FORWARD CHAIN! FABULOUS  
LOCATION BEHIND BISHOPTHORPE  
ROAD SHOPPING PARADE!**

We as agents are delighted to offer to the market this fabulous, spacious mid terraced home nestled on a quiet street close to the array of deli's, bistros and shops lining Bishopthorpe Road and being only a stones throw into York's bustling city centre. The property has been a well loved bolt hole for the current owners for many years and is offered in decent order but does require some modernisation so giving the discerning buyer an opportunity to put their stamp on a well appointed home. The bright and spacious living accommodation briefly comprises: Entrance hall with large storage, living/dining room, kitchen with fitted units, a handy ground floor WC, a stud wall separates the living room and what is currently a further reception/bedroom. Carpeted stairs lead to the first floor galleried landing, 3 bedrooms, a family bathroom and separate WC. Externally the property boasts a lawned garden to the front and space for a driveway offering off street parking subject to necessary planning permission, to the rear is a low maintenance lawned garden. An early viewing on what always proves to be a popular location is highly recommended.

**Living Room**

15'0" x 8'8" (4.58m x 2.66m)

**Kitchen**

9'3" x 8'9" (2.84m x 2.67m)

**Utility Room**

6'5" x 3'6" (1.98m x 1.08m)

**Downstairs WC**

5'1" x 6'5" (1.55m x 1.96m)

**Bedroom 4/Dining Room**

11'10" x 11'3" (3.61m x 3.44m)

**Bedroom 1**

11'3" x 9'3" (3.44m x 2.84m)







### **Bedroom 2**

11'3" x 9'1" (3.44m x 2.79m)

### **Bedroom 3**

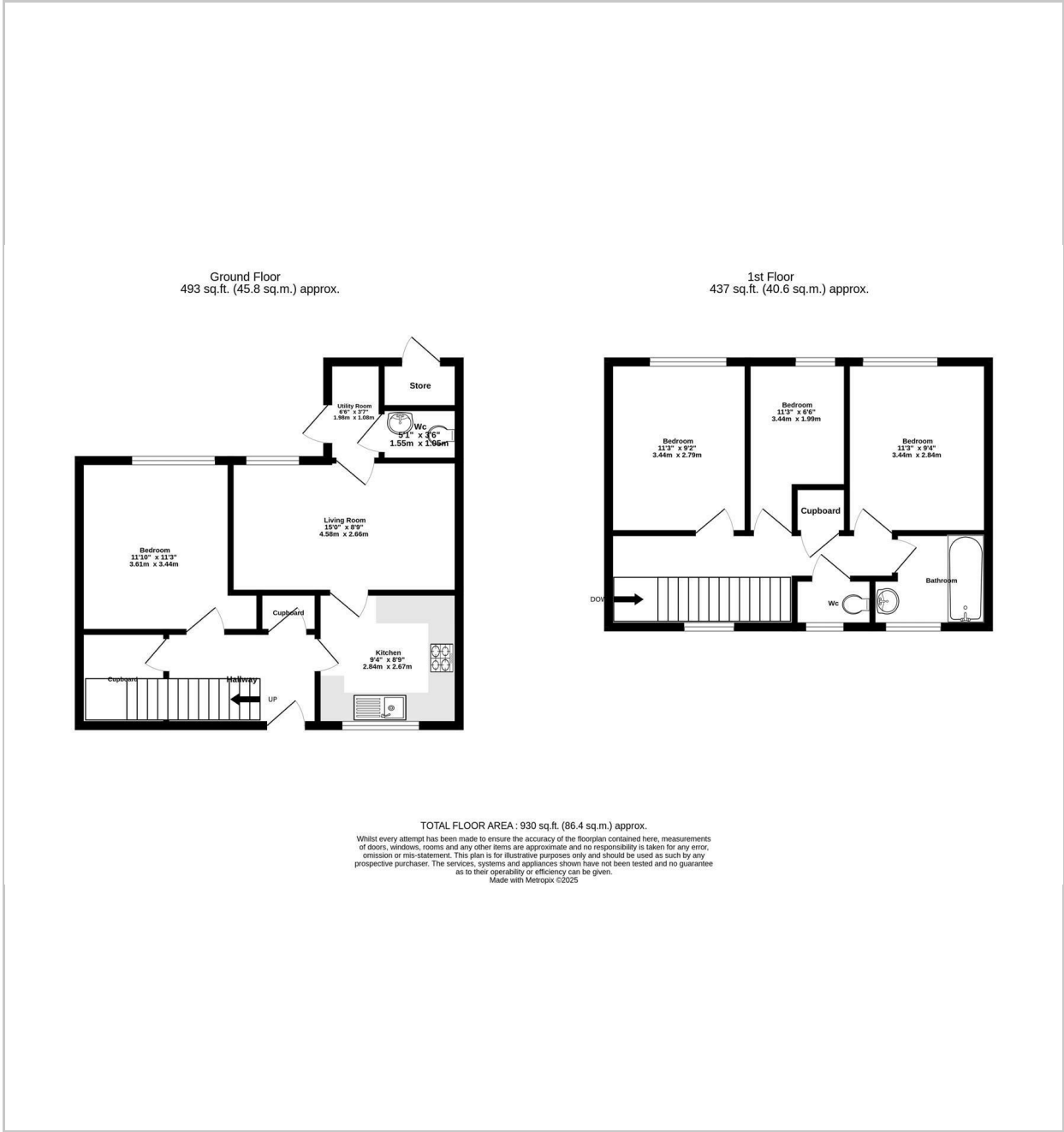
11'3" x 6'6" (3.44m x 1.99m)

### **Bathroom**

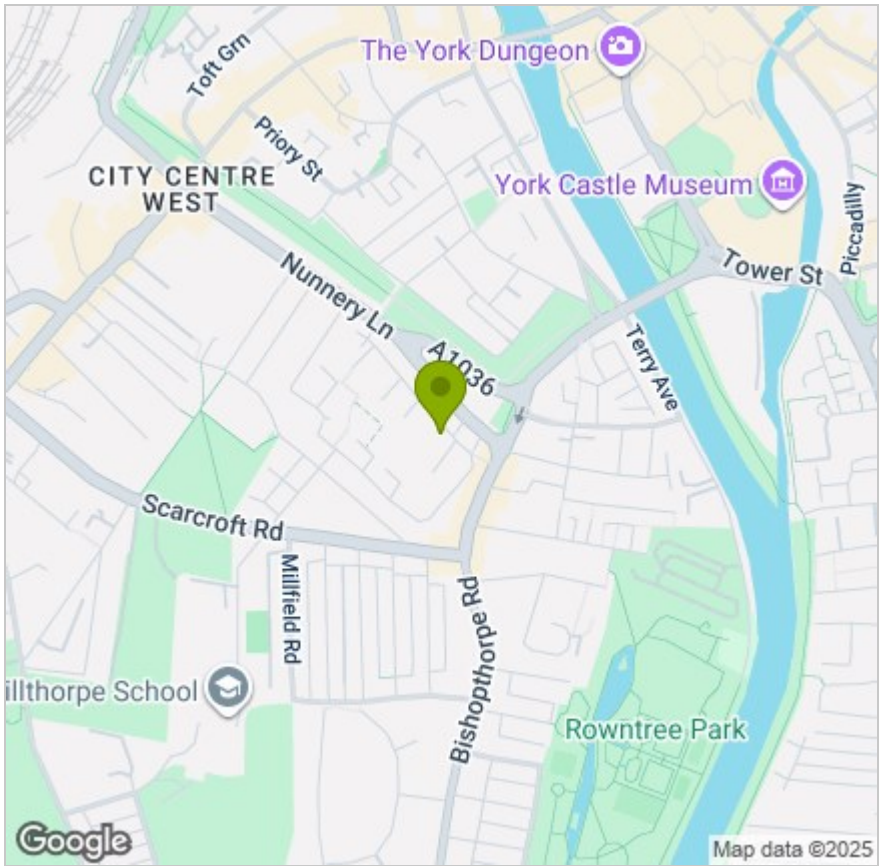
### **Separate WC**



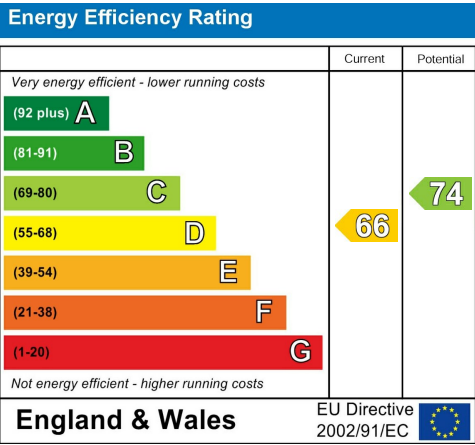
FLOOR PLAN



LOCATION



EPC



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