



7 Telford Terrace
York, YO24 1DQ
£600,000

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A LARGE THREE STOREY 6 BEDROOM PERIOD TOWN HOUSE WITH FABULOUS FRONT VIEWS OVER THE ALLOTMENTS TOWARDS YORK RACECOURSE WITHIN ONE OF YORK'S MOST SOUGHT AFTER LOCATIONS WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND THE CITY CENTRE. The property is in need of full modernisation and refurbishment and is ideal for local developers looking for a project or a family looking for a substantial home to modernise and put their own stamp on. The property comprises entrance vestibule and large hallway, sitting room, dining room, kitchen, rear hall, study and bathroom/w.c, first floor landing, large drawing room/bedroom, 2 further bedrooms, bathroom/w.c. and separate shower room, second floor landing and 3 further bedrooms. Walled rear courtyard.

Note

This property has been vacant for over 8 years, although it has gas central heating it has not been tested. There was a fire in a first floor bedroom and we understand that due to this a full rewire will be required. The property is in a poor internal condition and requires full modernisation throughout, however with a projected modernised value of £850,000 plus it offers excellent scope to turn in to a fabulous family home.

Vestibule

Entrance door. Mosaic floor. Door to

Hallway

Ceiling cornicing, spindled staircase to first floor, understair storage cupboard. Doors to

Sitting Room

Bay window to front, ceiling cornicing, picture rail

Dining Room

Window to rear, ceiling cornicing, delph rack, built in cupboard to alcove

Kitchen

Dated fitted units and window to side. Door to



Hall

Doors to

Study

Window to side

Bathroom

Walk in shower, wash hand basin and w.c., window to side

First Floor Landing

Stairs to second floor. Door to

Drawing room/Bedroom

Bay window to front, further window to front both with views towards the Knavesmire, ceiling cornicing

Bedroom 2

Window to rear

Bedroom 3

Window to rear

Bathroom

Walk in shower, wash hand basin and w.c., window to side

Second Floor Landing

Velux window, balustrade. Doors to

Bedroom 4

Window to front

Bedroom 5

Window to rear

Bedroom 6

Velux window to front

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN

