



34 Grosvenor Terrace
York, YO30 7AG
£575,000

NO ONWARD CHAIN! A superb opportunity to personalise and improve this imposing six bedroom townhouse on sought after Grosvenor Terrace off Bootham and close to York's historic city walls, nearby prestigious schools and railway station. Offering a vast amount of potential to enhance and extend, the property comprises; entrance vestibule, entrance hallway, 16ft sitting room with bay window, dining room/ground floor bedroom with en-suite, breakfast kitchen, utility, first floor galleried landing, three first floor bedrooms with en-suites, second floor landing with three further bedrooms and two additional shower rooms.

To the outside is a traditional gated front forecourt and rear courtyard. An accompanied viewing is essential to appreciate the opportunity on offer. Please call Churchills Estate Agents today to book your viewing.

Entrance Vestibule

Entrance door, carpeted flooring, coving, glazed panelled door to;

Entrance Hallway

Single panelled radiator, corbels, carpeted flooring, stairs to first floor, understairs cupboard, power points

Lounge

Slide sash bay window to front, gas fire with surround, ceiling rose, coving, picture rail, double panelled radiator, exposed timber floorboards, power points

Dining Room (Ground Floor Bedroom)

Slide sash window to rear, carpeted flooring, double panelled radiator, coving, ceiling rose, picture rail, power points

En-Suite

Low level wc, wash hand basin, walk-in shower cubicle

Breakfast Kitchen

uPVC French doors to courtyard, fitted wall and base units, freestanding range cooker, stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, recessed spotlights, double panelled radiator, tiled flooring, power points

Utility Room

Window to side, double panelled radiator, plumbing and power for appliances, tiled flooring

First Floor Landing

Carpeted flooring, power points, storage cupboard, airing cupboard





Bedroom 1

Bay window to front, ceiling rose, coving, picture rail, carpeted flooring, single panelled radiator, power points

En-Suite

Slide sash window to front, pedestal wash hand basin, shower cubicle, low level wc, tiled flooring, towel radiator

Bedroom 2

Slide sash window to rear, pedestal wash hand basin, carpeted flooring, double panelled radiator, power points

Shower En-Suite

Shower cubicle, low level wc

Bedroom 3

Slide sash windows to side and rear, fitted wardrobes, carpeted flooring, radiator

Second Floor Landing

Slide sash window to rear, carpeted flooring, door to;

Bedroom 4

Slide sash window to front, wash hand basin, ceiling rose, coving, double panelled radiator, carpeted flooring, power points

Shower En-Suite

Shower cubicle, low level wc, tiled flooring, tiled walls, towel radiator

Bedroom 5

Slide sash window to rear, double panelled radiator, carpeted flooring, power points

Bedroom 6

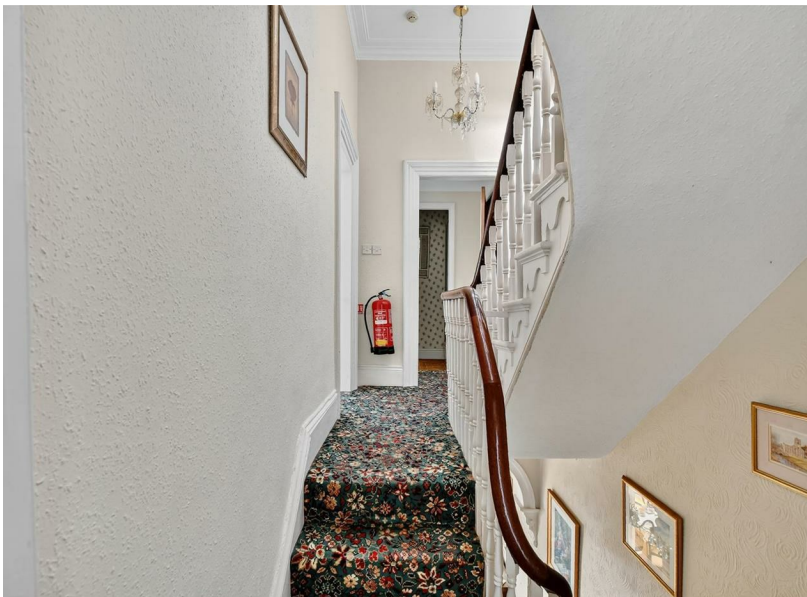
Slide sash window to front, wash hand basin, carpeted flooring, power points

Shower Room

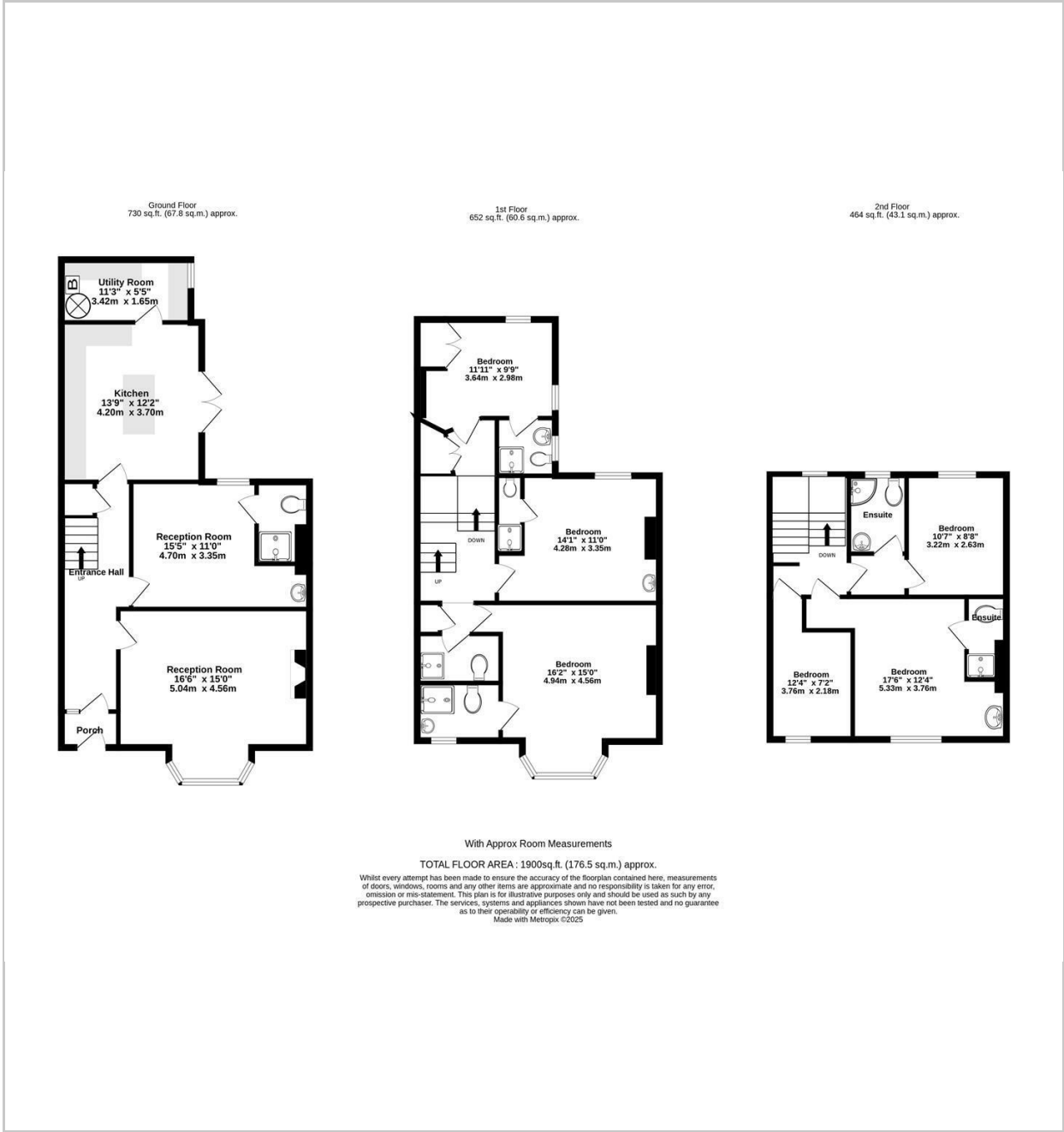
Window to rear, corner shower cubicle, low level wc, wash hand basin, vinyl flooring, recessed spotlights, towel radiator

Outside

Gated front traditional forecourt, rear walled courtyard garden with gate to service alleyway



FLOOR PLAN



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.

LOCATION



EPC

