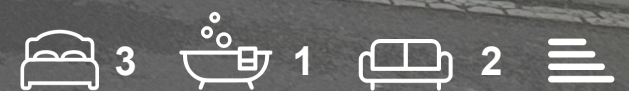




62 Queen Victoria Street

York, YO23 1HN

**Guide Price £300,000**





**NO ONWARD CHAIN** – A period three bedroom end of terrace, located on this well-known residential street within York's thriving South Bank area. Close to the Knavesmire and served by local shops, schools and amenities.

The wider-than-average property retains an abundance of period features providing charm and character throughout and benefitting from gas central heating and UPVC double glazing.

It fully comprises: Entrance vestibule, entrance hallway, lounge, dining room, kitchen, utility room, w.c./cloaks, first floor landing, two double bedrooms, separate single bedroom and large house bathroom. To the outside there is a rear walled courtyard with brick store and gate to service alley

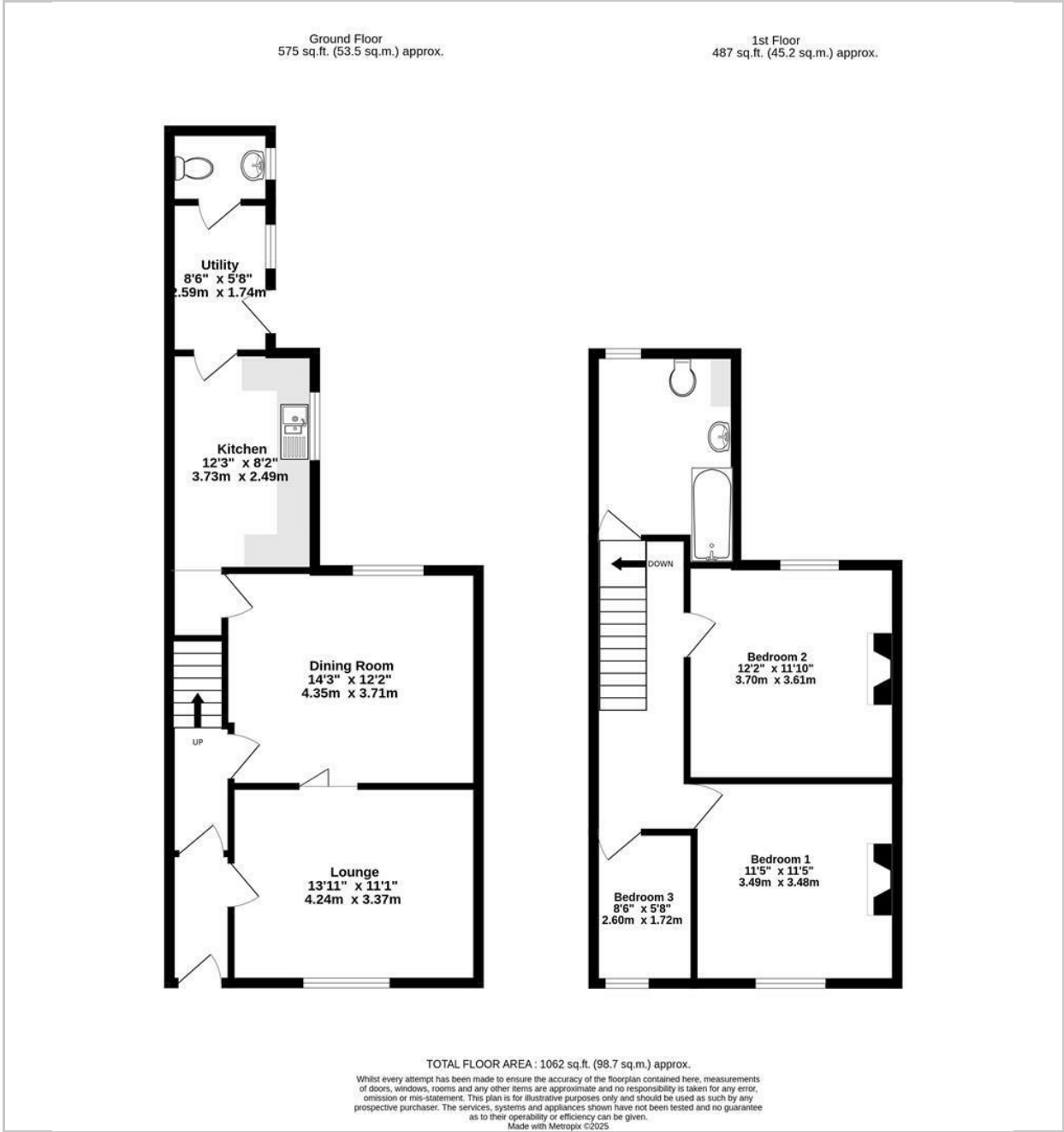
An accompanied viewing to appreciate the potential on offer is highly recommended.



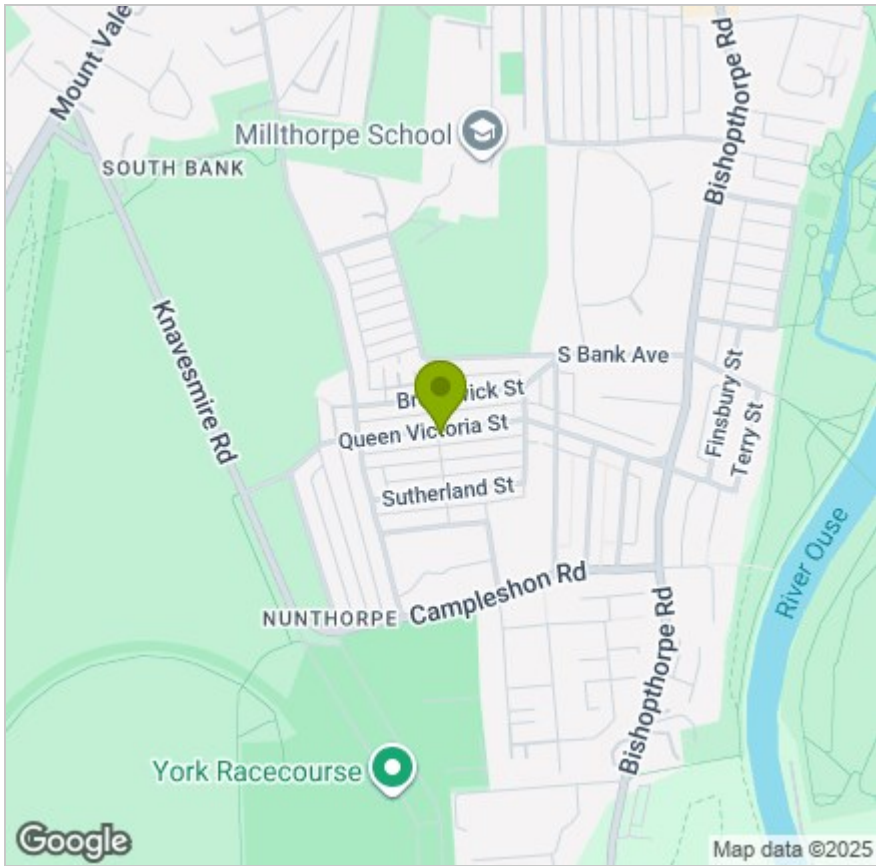




FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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.