



25 Darnborough Street
York, YO23 1AU

Guide Price £395,000



NO ONWARD CHAIN!

A characterful period two bedroom terrace house with front forecourt, moments from Bishopthorpe Road shopping parade and within close proximity to York's historic city centre and railway station. Retaining plenty of features and with potential to extend and enhance further this well cared for property comprises: entrance hallway, lounge, 14' dining room, fitted kitchen, first floor landing, two first floor double bedrooms and three piece house bathroom. To the outside is a traditional front forecourt to the rear is a south facing wall courtyard garden. The property benefits from uPVC double glazing.

An accompanied viewing is strongly recommended.

Entrance Hallway

uPVC entrance door, corbels, carpeted stairs to first floor

Lounge

11' x 11' (3.35m x 3.35m)

uPVC window to front, ceiling rose, coving, power points, television points, carpet

Dining Room

14'2" x 10'7" (4.32m x 3.23m)

Door to rear courtyard, uPVC window to rear, power points, vinyl flooring, understairs cupboard

Kitchen

10'7 x 5' (3.23m x 1.52m)

Two uPVC windows to side, fitted wall and base units with counter top, sink and draining board, space and plumbing for appliances, power points, vinyl flooring

First Floor Landing

Period fireplace, carpets, power points, storage cupboards, loft access

Bedroom 1

14'3" x 11' (4.34m x 3.35m)

uPVC widow to front, period fire with surround, power points, carpets





Bedroom 2

13'7" x 9'3" (4.14m x 2.82m)
uPVC window to rear, carpets and power points

Bathroom

Opaque uPVC window to side, panelled bath with electric shower over, low level w.c, wash handbasin, vinyl flooring, wall mounted gas combination boiler, double panelled radiator (please note: there is heating in this room only)

To the outside

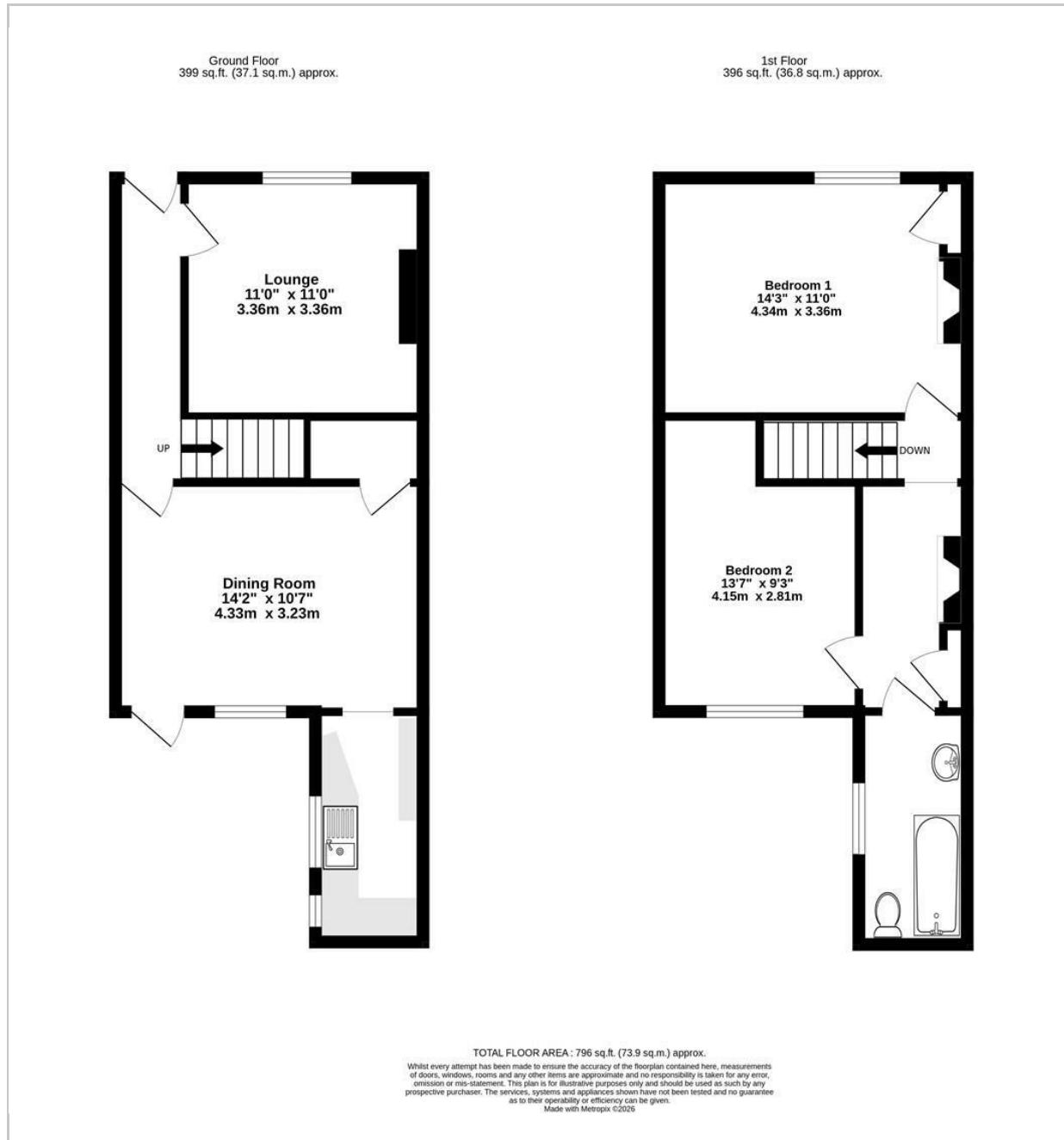
Gated front forecourt, rear walled courtyard garden with outside tap, gate to service alleyway.

Agents Notes

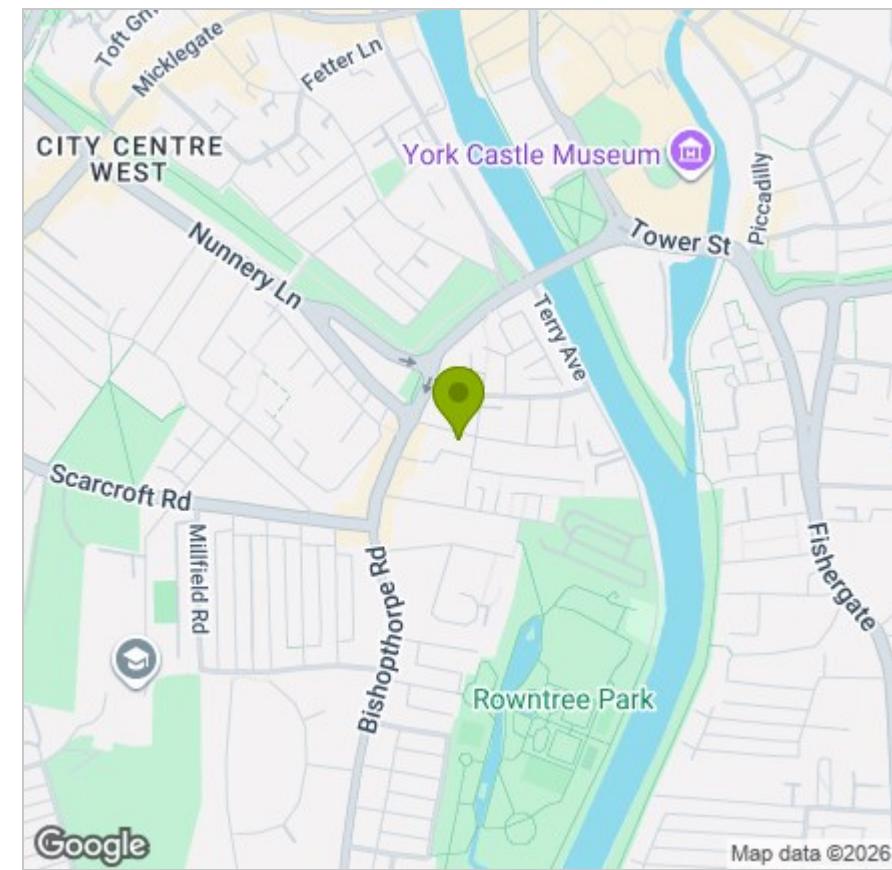
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	22
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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