



2 Friars Terrace South Esplanade

York, YO1 9SH

Offers In Excess Of £599,950





**NO FORWARD CHAIN!** A substantial period home, situated in this city centre location with enviable views overlooking the river Ouse towards Skeldergate Bridge and South Bank. This superb property set over 3 floors is sure to appeal to anyone who enjoys spacious living accommodation and a large amount of original features. The internal accommodation comprises entrance hall with mosaic tiling, beautiful spindled staircase to the top floor, lounge with bay window with original shutters, sitting/dining room, fitted kitchen, ground floor shower room, first floor landing, 16' bedroom 1, bedroom 2 with en-suite and windows overlooking Clifford's Tower, second floor landing with 2 further bedrooms and a 5 piece bathroom suite. To the outside is a front forecourt whilst to the rear is a walled courtyard with rear access and timber shed. An accompanied viewing is highly recommended.

**Entrance Hall**

Timber entrance door, ceiling coving, single panelled radiator, power points, carpeted staircase to first floor, under stairs cupboard. Mosaic tiling.

**Lounge**

12' 9 x 12'3 plus bay (3.66m 2.74m x 3.73m plus bay)  
Slide sash bay window to front with fitted shutters, feature period style fireplace with surround, double panelled radiator, ceiling coving, picture rail, power points. Carpet.

**Dining Room/Sitting Room**

16'3 x 13' (4.95m x 3.96m)  
Slide sash window to rear, ceiling coving, double panelled radiator, TV point, power points, fitted base units. Carpet.

**Kitchen**

14'8 x 5'10 (4.47m x 1.78m)  
Timber window to side and 2 velux windows, fitted wall and base units, counter top with stainless steel sink and drainer with mixer tap, fitted gas hob and electric oven, space for further appliances, wall mounted gas combination boiler, double panelled radiator, power points, extractor fan, timber door to courtyard.

**Shower Room**

10' x 4'8 (3.05m x 1.42m)  
Opaque timber window to side, walk in shower corner unit, low level WC, wash hand basin, towel rail, extractor fan. Tiled flooring.

**First Floor Landing**

Double panelled radiator, stairs to second floor. Carpet.







### Bedroom 1

16'2 x 13' (4.93m x 3.96m)

Two slide sash windows to front with views over the river Ouse, ceiling coving, picture rail, period fireplace with surround, double panelled radiator, power points. Exposed timber floorboards.

### Bedroom 2

13' x 12'7 (3.96m x 3.84m)

Slide sash window to rear overlooking Clifford's Tower, ceiling coving, period fireplace, double panelled radiator, power points. Door to;

### En-Suite

Slide sash opaque window to rear, walk in shower unit, wash hand basin, low level WC, extractor fan, recessed spotlights. Wooden flooring.

### Second Floor Landing

Vaulted ceiling with glass roof light, fitted storage cupboard, ceiling coving. Carpet.

### Bedroom 3

16'2 x 13' (4.93m x 3.96m)

Two slide sash windows to front, ceiling coving, period fireplace, double panelled radiator, power points. Carpet.

### Bedroom 4

13' x 9'7 (3.96m x 2.92m)

Slide sash window to rear, ceiling coving, period fireplace, double panelled radiator, power points. Carpet.

### Bathroom

13'1 x 6'8 (3.99m x 2.03m)

5 piece suite comprising slide sash window to rear, feature freestanding bath with mixer tap over, mains shower cubicle, pedestal wash hand basin, bidet, low level WC, double panelled radiator, extractor fan, recessed spotlights.

### Outside

Shared front forecourt. Rear walled courtyard with paved areas, borders, timber shed, gate to rear alley.





FLOOR PLAN

