

3 BED END TERRACED HOUSE WITH PARKING AVAILABLE NOW!!

This well presented unfurnished three storey townhouse is located in the popular location of South Bank, York.

The property comprises of a spacious Lounge, a ground floor WC, a modern dining kitchen area which overlooks the courtyard. The kitchen includes white goods including a fridge freezer, cooker hob, dishwasher and washing machine.

On the first floor you are greeted by 2 double bedroom and a 3 piece family bathroom. As you proceed up the stairs to the 2nd floor you are greeted by a large storage space in the eaves, which leads round to the 3rd double bedroom with ensuite.

The property also offers a DESIGNATED PARKING space and a GARAGE.

This property is NOT available for 3 or more sharers.

Sorry no pets or smokers



















LOCATION FLOOR PLAN Scarcroft Rd Vine St. Scarcroft Allotments Scott St Nunmill St Millthorpe School Bishopthorpe , SOUTH BANK Rowntree P Enthorpe Cres Ground Floor 307 sq.ft. (28.5 sq.m.) approx. 1st Floor 296 sq.ft. (27.5 sq.m.) approx. 2nd Floor 272 sq.ft. (25.2 sq.m.) approx. Little Knavesmire Brunswick St Kitchen 10'11" x 7'8" 3.33m x 2.33m Bedroom 2 10'10" x 9'4" 3.30m x 2.85m Bedroom 1 16'8" x 11'1" Terry St Queen Victoria St Sutherland St NUNTHORPE Campleshon Rd Bishopthorpe Rd Storage Lounge 15'0" x 10'11" York Racecourse **Eaves Storage** Bedroom 3 10'10" x 9'11" Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 87 75 TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx. Whilst every attempt has been made to ensure the executary of the floregistering drug, measurement of droces, surfaces, rooms and stilly set mem the appropriate monitoring control and still set of the entire throughout the entire control and the entire throughout the entire control and the entire (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 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.