

Churchills are delighted to offer to the market this two double bedroom period terraced house, set in this highly sought after area of Clementhorpe, moments from Bishopthorpe Road shopping parade and Rowntree Park as well as a short distance to York's historic city centre and the Railway Station. The bright and spacious living accommodation comprises; entrance hallway, open-plan sitting/dining room, fitted kitchen, first floor galleried landing, two double bedrooms and three piece house bathroom. To the outside is a well-kept rear courtyard with brick stores and gate to service alleyway. An internal viewing is highly recommended.

Hallway

Lounge

10'4" x 9'3" (3.17m x 2.83m)

Dining Room

11'5" x 9'10" (3.48m x 3.01m)

Kitchen

9'6" x 7'1" (2.92m x 2.16m)

Bedroom 1

12'8" x 10'7" (3.87m x 3.25m)

Bedroom 2

11'5" x 7'10" (3.50m x 2.41m)

Bathroom

7'0" x 7'0" (2.14m x 2.14m)

















FLOOR PLAN Ground Floor 337 sq.ft. (31.3 sq.m.) approx. 1st Floor 339 sq.ft. (31.5 sq.m.) approx.

TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the bodopian constant here, measurements of doors, anddows, rooms and any other terms are approximate and no responsibility is taken for any error, consistion or mis-selement. This plan is not illustrative purposes only and should be used as such by any propertive purchaser. The services, systems and applications shown have not been tested and no guarantee as to break the services of the service

Lounge 10'5" x 9'3" 3.17m x 2.83m

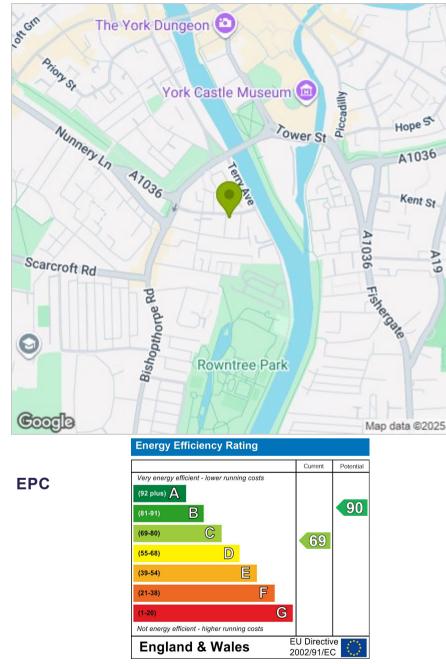
Dining Room 11'5" x 9'11" 3.48m x 3.01m

9'7" x 7'1"

2.92m x 2.16m 0

Bedroom 1 12'8" × 10'8" 3.87m x 3.25m Bedroom 2 11'6" x 7'11" 3.50m x 2.41m 7'0" x 7'0" 2.14m x 2.14m

LOCATION



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.