



- Mid Terrace Property
- Open Plan Living/Dining Room
- Rear Courtyard
- EPC - D

- 2 Bedrooms
- Modern Kitchen
- Gas Central Heating & PVC Double Glazing

Situated in this popular and convenient location, just a short walk from central York, to the north of the City, we offer this mid terrace property with the benefit of both modern kitchen and bathroom and large through living room.

On the first floor are two double bedrooms with a walled yard to the rear. the property also benefits from gas central heating and pvc double glazing making this an ideal opportunity for the first time buyer or investor. Early viewing essential.

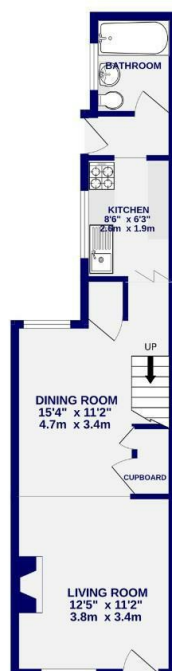
Council Tax Band - B

List of Rooms:

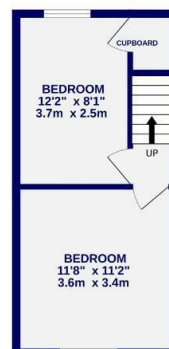
Living Room - Dining Room - Modern Fitted Kitchen - Bathroom - Two Bedrooms - Rear Courtyard Garden - Double Glazing - Gas Central Heating



GROUND FLOOR  
386 sq ft. (37.0 sq.m.) approx.



1ST FLOOR  
267 sq ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq ft. (61.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised in the plan the proportions will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are to be verified with the vendor and no guarantee can be given as to their operability. Made with AutoCAD 2004.

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