



13 Railway View  
York, YO24 2HS  
Guide Price £235,000

A LOVELY TWO BEDROOM FORECOURTED PERIOD TERRACE HOUSE WITH A LONG REAR COURTYARD GARDEN SET IN THIS POULAR LOCATION OFF TADCASTER ROAD CLOSE TO POPULAR SCHOOLS. The property provides tastefully presented living accommodation with the benefit of double glazing and gas central heating and comprises large through lounge/dining room, good sized modern fitted kitchen, rear lobby, bathroom, first floor landing, two double sized bedrooms and a usable loft space with Velux windows. To the outside is a front forecourt whilst to the rear is a long courtyard garden. An internal viewing of this lovely home is highly recommended. The property is suitable for first time buyers and investors alike with the potential of achieving an annual income of approximately £12,500 per annum.

### Living Area

12'0 x 11'7 (3.66m x 3.53m)

Entrance door, coving, window to front, brick fireplace, radiator, power points



### Dining Area

12'5 x 11'7 (3.78m x 3.53m)

Window to rear, coving, radiator, power points, stairs to first floor



### Kitchen

6'8" x 8'7" (2.04 x 2.64)

Window to side, fitted units, wall mounted boiler, power points



### Rear Lobby

Door to courtyard



### Bathroom

6'8" x 5'7" (2.04 x 1.71)

Opaque window to side, panelled bath with shower over, wash hand basin, low level WC, radiator

### First Floor Landing

Doors to:



### **Bedroom 1**

12'0 x 11'7 (3.66m x 3.53m)

Window to front, coving, dado rail, built in wardrobes, radiator, power points, radiator

### **Bedroom 2**

12'5 x 8'7 (3.78m x 2.62m )

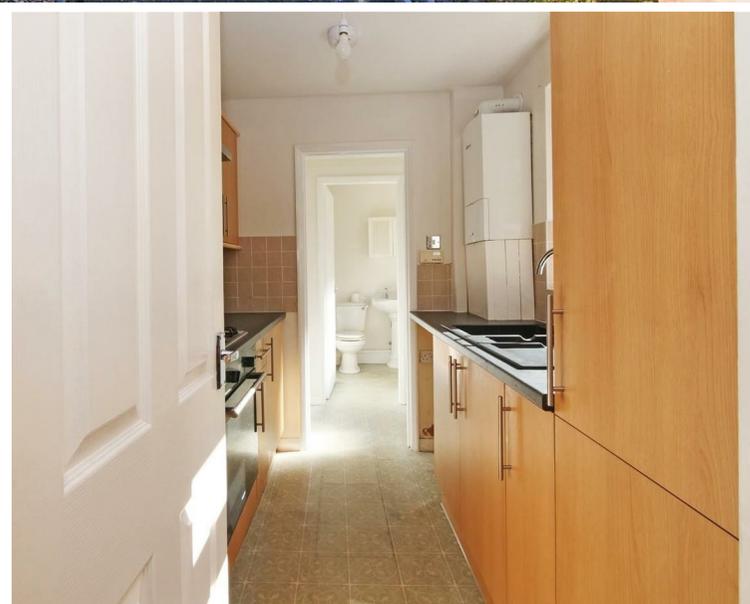
Window to rear, built in wardrobe, radiator, power points

### **Loft Space**

Usable loft space with windows and carpeted flooring.

### **Outside**

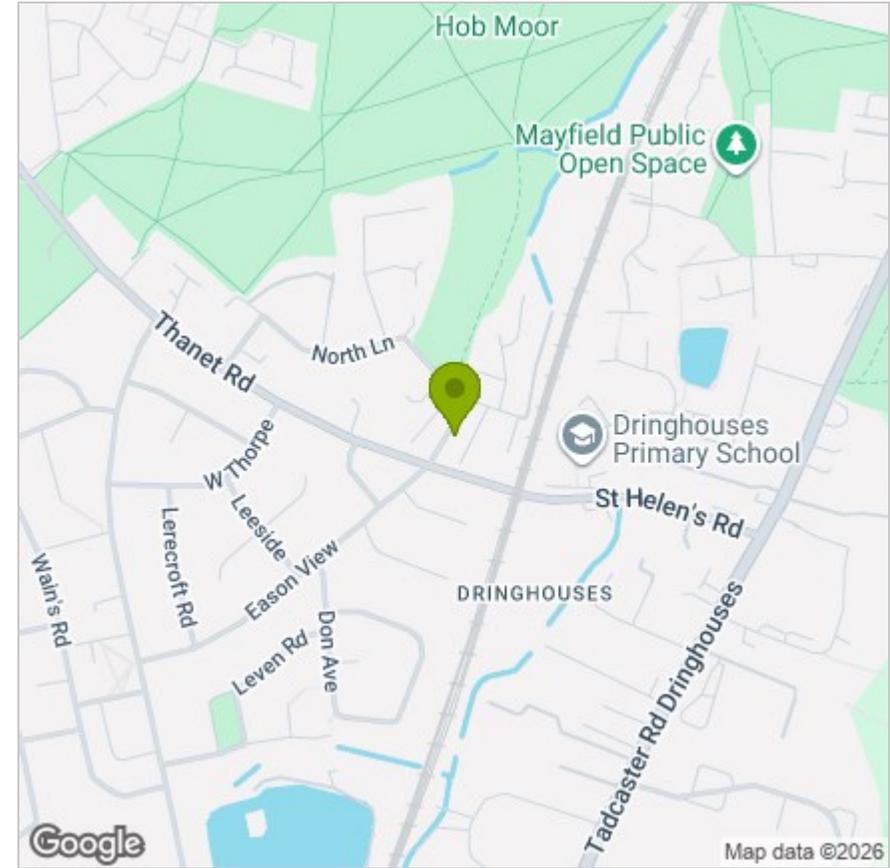
Front forecourt and a long, rear courtyard garden with brick store and gate to rear



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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