



16 Terry Street  
York, YO23 1LR  
Guide Price £285,000

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A TWO DOUBLE BEDROOM TERRACED HOME WITH FIRST FLOOR BATHROOM AND GALLERIED LANDING. Located on this quiet residential street close to Rowntree Park and Millennium Bridge as well as sought after schools and amenities, this property is sure to appeal to first time buyers and owner occupiers looking for a quality home which benefits from uPVC double glazing and gas central heating. The well presented living accommodation comprises entrance hallway, lounge with open fire, separate dining room, fitted kitchen, first floor landing, two double bedrooms with bedroom 1 approx. 17' wide and a house bathroom. To the outside is a gated side alleyway giving access to a rear enclosed courtyard garden with raised timber decked area. An accompanied viewing is strongly recommended.

### Entrance Hall

uPVC entrance door, dado rail, single panelled radiator, carpeted stairs to first floor, laminate flooring.

### Lounge

uPVC window to front, picture rail, single panelled radiator, open fire with surround, TV point, power points, laminate flooring.

### Dining Room

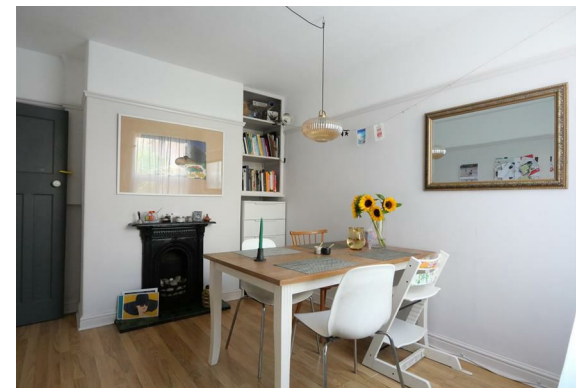
uPVC window to rear, picture rail, single panelled radiator, period fire with surround, power points, under stairs cupboard, laminate flooring.

### Kitchen

uPVC door to courtyard, two uPVC windows to side and rear, fitted wall and base units with counter top sink and draining board, space and plumbing for appliances, single panelled radiator, power points, tiled flooring.

### First Floor Landing

Galleried landing with power points, fitted storage, carpet.







### Bedroom 1

uPVC window to front, picture rail, single panelled radiator, power points, exposed timber floorboards.

### Bedroom 2

uPVC window to rear, picture rail, single panelled radiator, power points, exposed timber floorboards.

### Bathroom

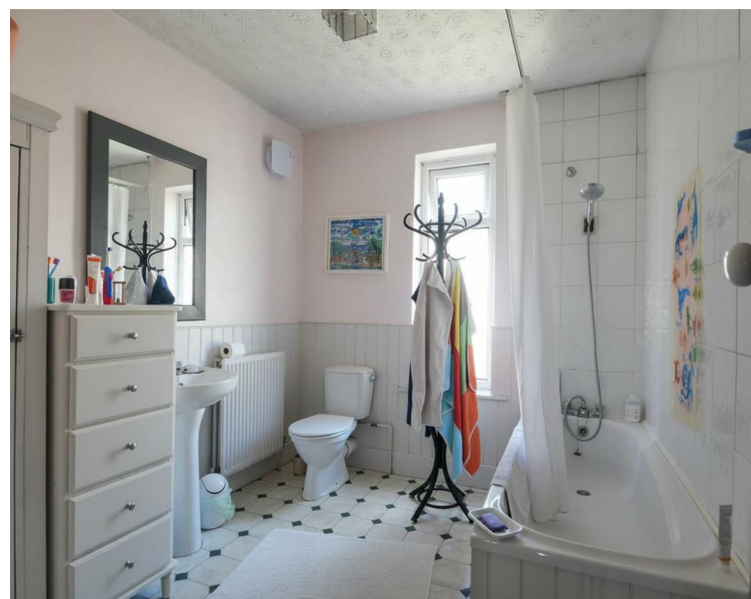
Opaque uPVC window to rear, panelled bath with shower over, double panelled radiator, pedestal wash hand basin, low level WC, storage cupboard housing combination boiler, extractor fan, vinyl flooring.

### Outside

Shared gated alleyway with flying freehold. Rear courtyard garden with raised timber decked area.

### Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.





FLOOR PLAN

