



12 Prices Lane  
York, YO23 1AL  
Guide Price £425,000

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A superb three bedroom period terrace with views over York's historic city walls. Upgraded and maintained to an exceptionally high standard throughout this characterful property is sure to appeal to a range of buyers with its proximity to Bishopthorpe Road shopping parade and York City centre, railway station and nearby Rowntree Park. The property is also served by popular schools and amenities. Internally it comprises: Entrance hall, through lounge/dining room with feature bay window, log burner, French doors and Parquet flooring. Recently upgraded kitchen. First floor galleried landing, leading to two first floor double bedrooms, quality 3 piece house bathroom. Second floor landing leading to second floor suite with bedroom, 3 piece shower room and fitted storage. There is also an external study/utility with power and lighting. To the front there is a traditional gated walled forecourt and to the rear is a walled courtyard garden with gated service alley way. An accompanied viewing is highly recommended.



### Entrance Hallway

Timber entrance door, tiled flooring, wood panelling, stairs to first floor

### Lounge

12' x 11' plus bay (3.66m x 3.35m plus bay)  
uPVC bay window to front, log burner with surround and hearth, Parquet flooring, ceiling rose, coving, power points, TV point, radiator



### Dining room

uPVC double glazed French doors to courtyard, open fire with hearth and surround, radiator, power points, understairs cupboard

### Kitchen

11' x 6'9" (3.35m x 2.06m)  
Fitted wall and base units with oak countertop and Belfast sink. Two uPVC double glazed windows to side, door to courtyard, space and plumbing for appliances, recessed spotlights, parquet flooring, power points



### First Floor Landing

Radiator, carpeted floors, stairs to second floor, wood panelling and storage





### **Bedroom 1**

14'5" x 11'10" (4.39m x 3.61m)

uPVC double glazed window to front, period fireplace with surround, built in storage cupboard, radiator, power points and carpets

### **Bedroom 2**

12'2 x 9'3" (3.71m x 2.82m)

uPVC double glazed window to rear, period fireplace, storage cupboard, radiator, power points and carpet

### **House bathroom**

Opaque uPVC window to side, feature roll top bath with mixer tap and shower head, pedestal wash handbasin, low level wc, part tiled walls, radiator, extractor fan

### **2nd Floor Landing**

Carpeted floors, Velux window, door to Bedroom 3

### **Bedroom 3**

9'6" x 11' (2.90m x 3.35m)

Velux window to rear, eaves storage, column radiator, carpeted floor, power points, leading to ensuite

### **Ensuite**

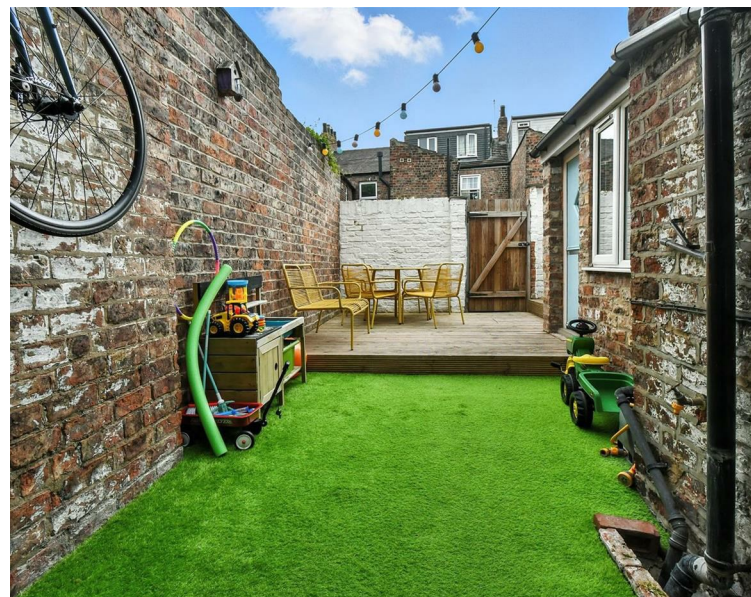
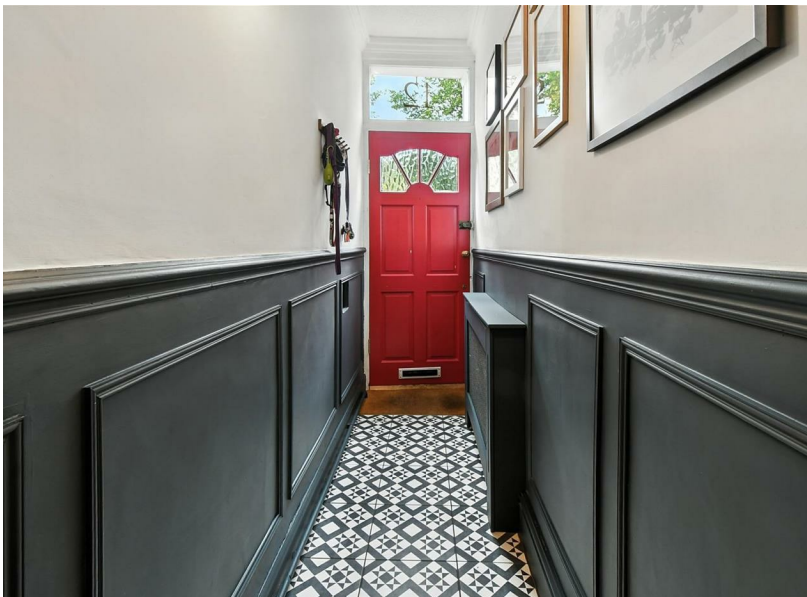
Walk in shower cubicle, low level wc, wash hand basin, towel radiator, tiled flooring, eaves storage, fitted hanging rails

### **External Study/Utility area**

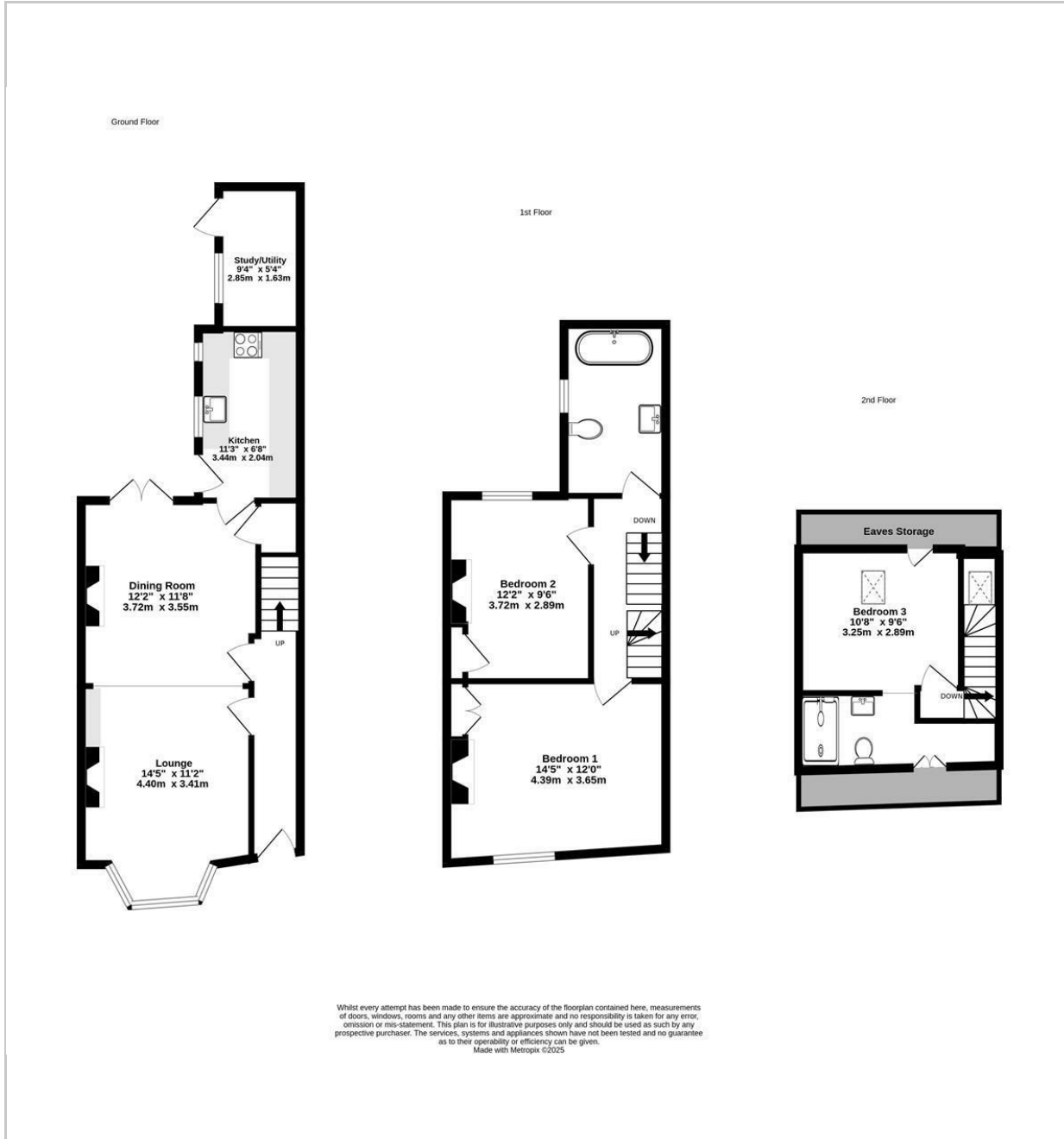
Composite door, UPVC window to side laminate flooring, power and lighting, plumbing for washing machine.

### **Outside**

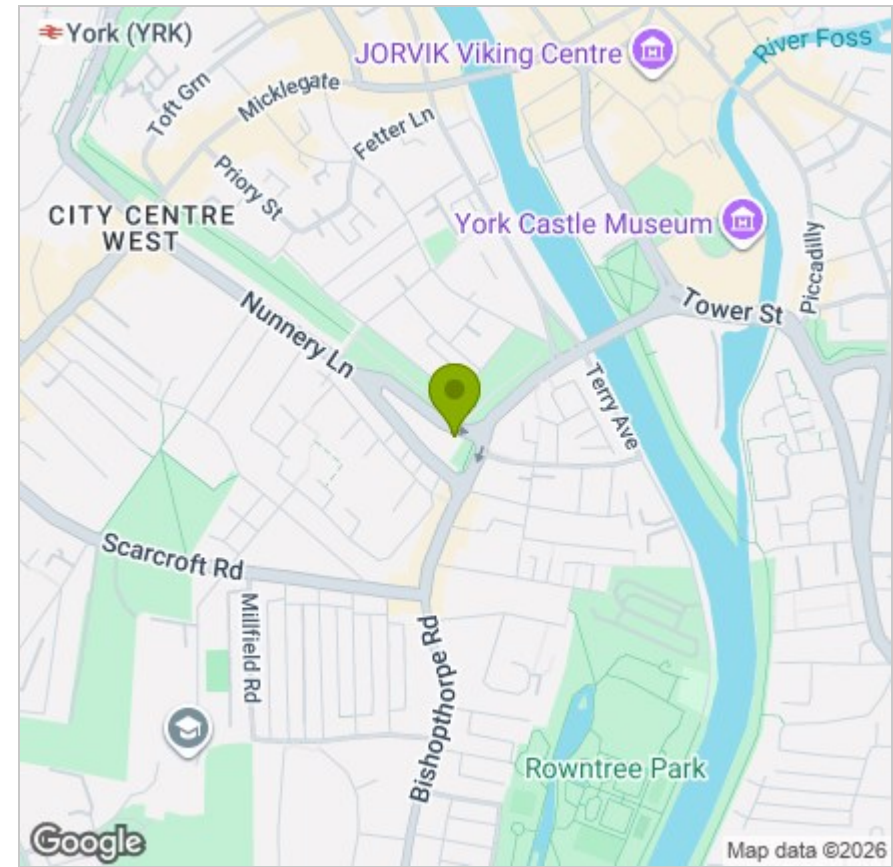
Traditional walled forecourt, rear walled courtyard, gate to service alley way, raised timber decked area



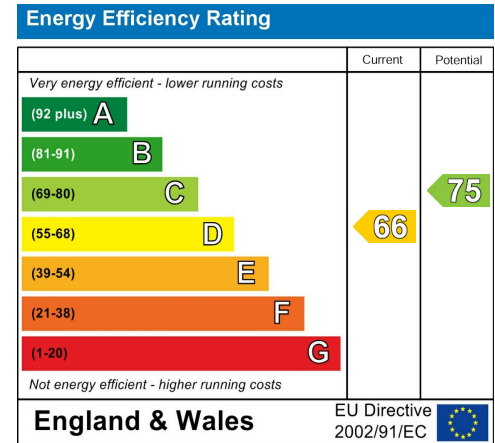
# FLOOR PLAN



# LOCATION



## EPC



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