



64 Russell Street  
York, YO23 1NW  
Offers Over £350,000

An attractive two bedroom forecourted period townhouse, ideally positioned in one of York's most sought-after mid town locations, just moments from the popular Bishopthorpe Road shopping parade with its excellent selection of independent shops, cafés and restaurants. The property is also within easy walking distance of York Railway Station and the city centre. Offering bright and spacious accommodation throughout and benefiting from gas central heating, the property briefly comprises: entrance hall, bay-fronted lounge, separate dining room and a well-appointed fitted kitchen. To the first floor is a landing leading to a generous double bedroom, an occasional home office or hobby space and a family bathroom/WC. A loft conversion provides a second-floor double bedroom.

Externally, the property enjoys an attractive enclosed walled courtyard to the rear, creating a pleasant outdoor seating area. Competitively priced to attract early interest, this charming home is likely to appeal to a wide range of buyers. Early viewing is highly recommended.



### Entrance Vestibule

Entrance door. Mosaic floor. Door to

### Entrance Hall

Ceiling cornicing, dado rail, stairs to first floor. Mosaic floor. Doors to

### Lounge

13'9 x 9'11 (4.19m x 3.02m)

Bay window to front, ceiling cornicing, dado rail, original fireplace with cast iron and tiled inserts



### Dining Room

11'9 x 9'7 (3.58m x 2.92m)

French doors to rear courtyard, picture rail, Door to





### **Kitchen**

11'1 x 4'11 (3.38m x 1.50m)

Modern fitted units comprising 1 and a 1/2 bowl sink unit, base and wall units, work surfaces, built-in oven and hob, window to side

### **First Floor Landing**

Stairs to second floor. Doors to

### **Bedroom 1**

13'0 x 11'5 (3.96m x 3.48m)

Window to front, ceiling cornicing, picture rail, original fireplace, built-in cupboard

### **Study/Dressing Room**

13'1 x 6'5 (3.99m x 1.96m)

Window to rear, original fireplace, built-in wardrobe. Door to

### **Bathroom**

10'8 x 4'11 (3.25m x 1.50m)

Modern white suite comprising panelled bath with shower above, wash hand basin, WC, window to rear

### **Second Floor**

### **Bedroom 2**

12'10 x 11'11 (3.91m x 3.63m)

Balustrade, velux windows to two aspects

### **Outside**

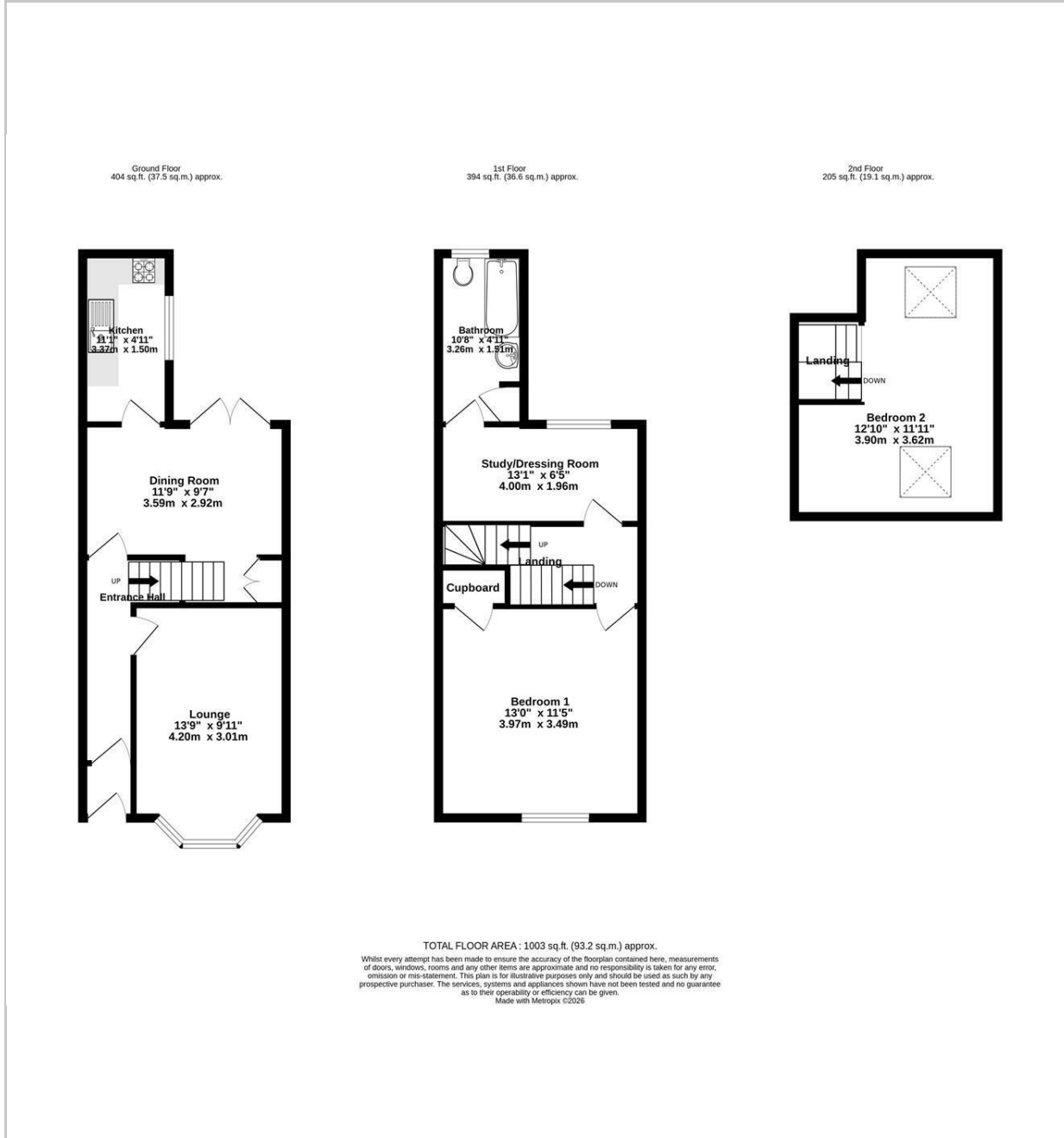
Attractive paved rear courtyard with brick boundary wall and gate giving access to rear, outbuilding with useful storage and plumbing for washing machine.

### **Agents Note:**

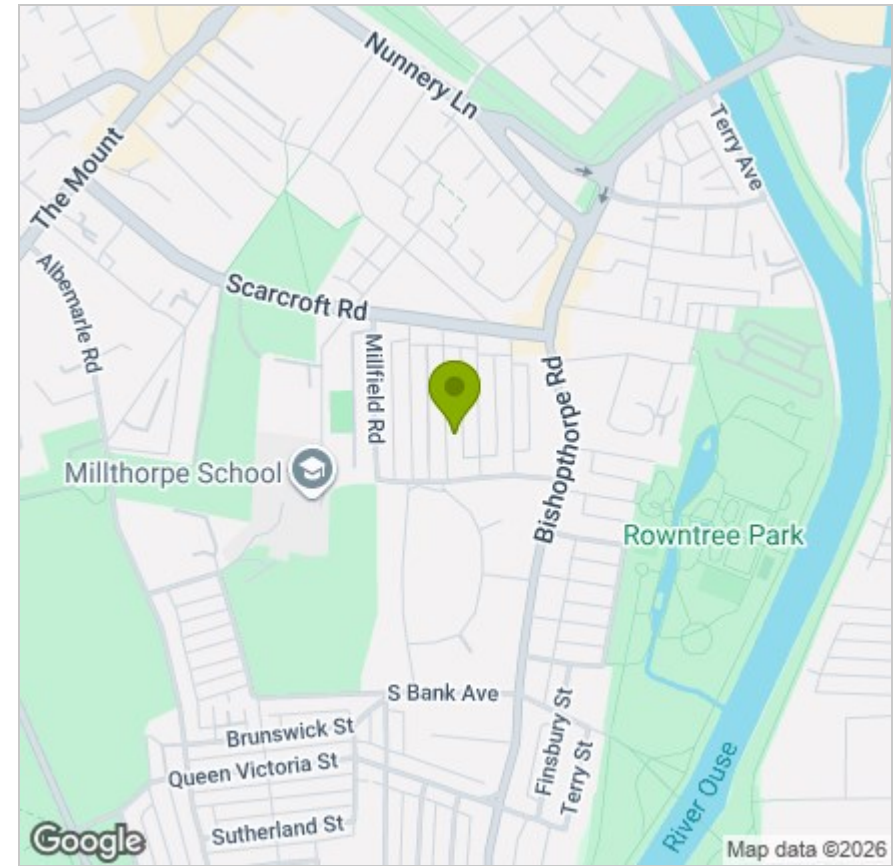
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.