



46 Frances Street
York, YO10 4DP
Guide Price £290,000

NO ONWARD CHAIN - SOUTH FACING COURTYARD - UPSTAIRS BATHROOM. A well-presented two bedroom period terraced house off Fulford Road, close to the historic city centre, popular schools and amenities as well nearby riverside walks. Benefitting from uPVC double glazed windows and modern gas central heating, the house is an ideal starter home or investment purchase and is offered with vacant possession. Internally the property comprises; entrance hall, lounge, kitchen/dining room, rear porch, first flooring landing and two first floor bedrooms and three-piece house bathroom suite. To the outside is a South facing rear courtyard garden with timber shed and gate to service alleyway.

An internal viewing is strongly recommended.

Entrance Hall

Entrance door, stairs to first floor, carpet. Panelled door to:

Lounge

uPVC double glazed window to front, under stairs storage cupboard, double panelled radiator, wall mounted electric fire, TV point, power points. Carpet.

Dining Kitchen

uPVC double glazed window to rear, fitted wall and base units with counter tops, stainless steel sink and draining board, double panelled radiator, built in oven and hob, space and plumbing for appliances, wall mounted gas combination boiler, power points.

Rear Porch

Door to courtyard.

First Floor Landing

Loft access. Carpet. Doors to:

Bedroom 1

uPVC double glazed window to front, double panelled radiator, power points. Carpet.





Bedroom 2

uPVC double glazed window to rear, storage cupboard, double panelled radiator, power points. Carpet.

Bathroom

Opaque uPVC double glazed window to rear, panelled bath with shower over, low level WC, wash hand basin, towel rail/radiator, extractor fan. Vinyl flooring.

Outside

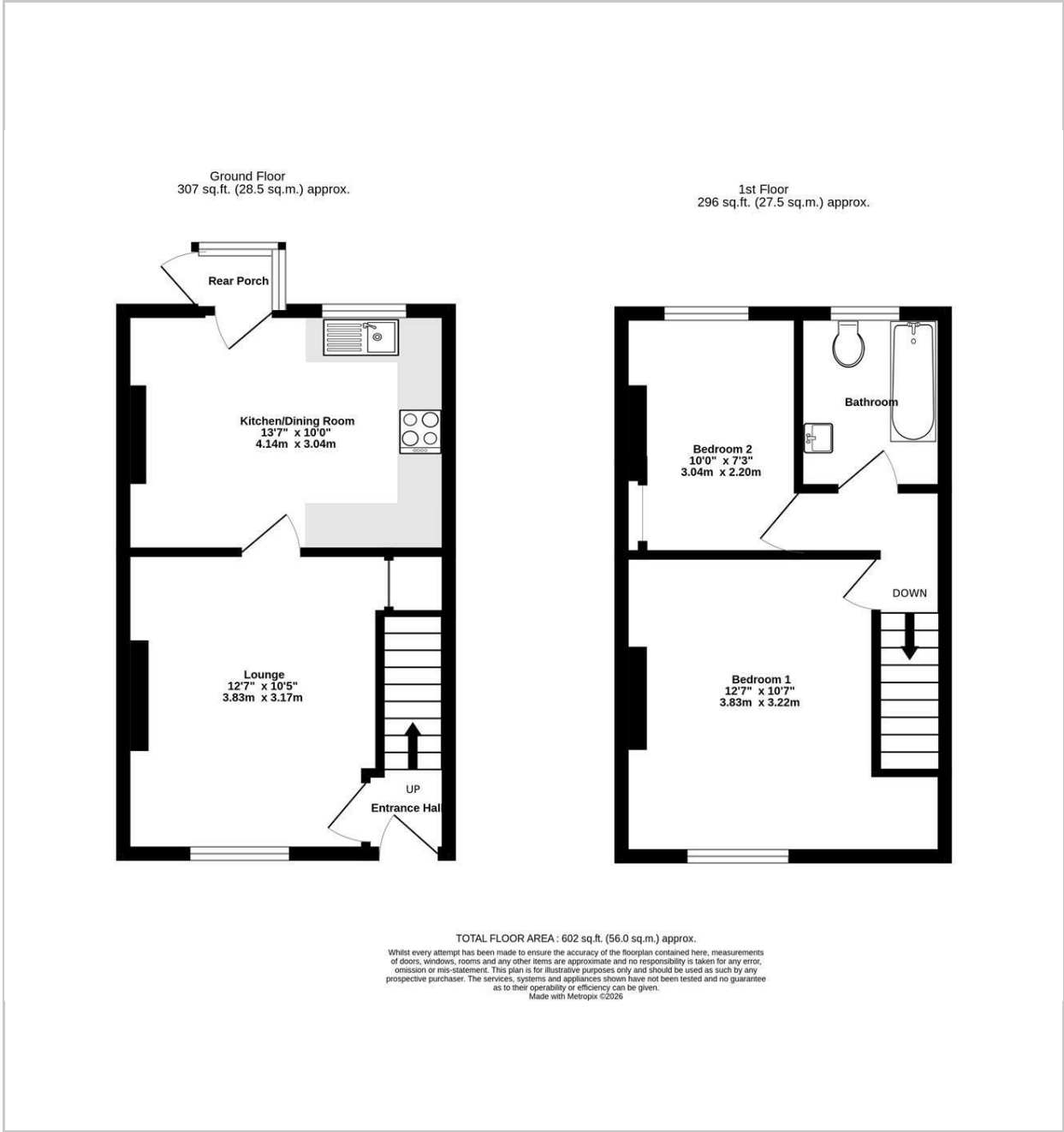
Rear walled courtyard garden with timber shed. and gate to service alleyway.

Agents Note:

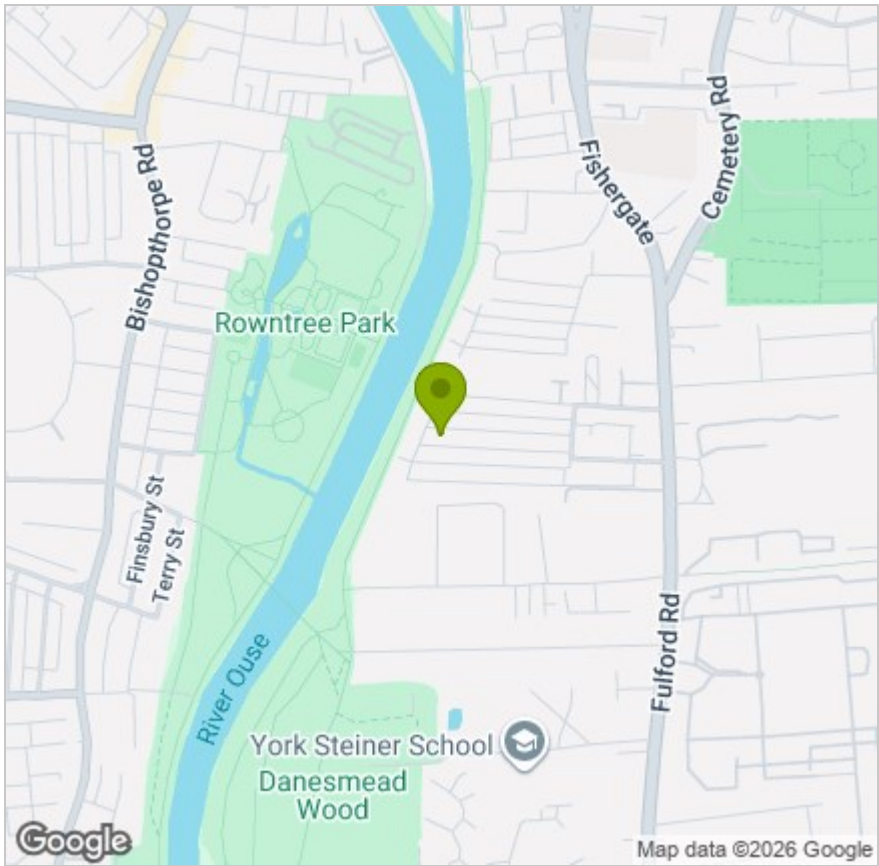
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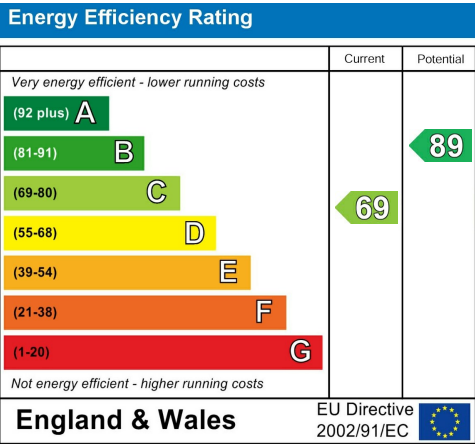
FLOOR PLAN



LOCATION



EPC



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