



19 Thurston House, Cherry street, YO23 1AP

Guide Price £290,000

  
YORK'S INDEPENDENT LOCAL ESTATE AGENT


- Two bedroom house with garden and parking space
- Located in a highly desirable area just off Bishopthorpe Road
- Within walking distance of the city centre, railway station, Rowntree Park, and local amenities
- Opportunity to enhance and expand the property further
- Benefits from uPVC double glazing and gas central heating
- Outside features a good-sized lawned garden with patio area
- Please note: the property requires some tidying and decluttering
- Council Tax Band: A
- EPC: D67

## THE PROPERTY

Churchills are delighted to offer this two bedroom house with garden and parking space. Located within this highly desirable area just off Bishopthorpe road, walking distance to the city centre, railway station, Rowntree Park and amenities.

An opportunity to enhance and expand this property further, it already benefits from uPVC double glazing and gas central heating. It comprises; entrance hallway, dining kitchen, lounge, rear porch and brick store. First floor landing, two first floor bedrooms and three piece house bathroom. To the outside is a good sized lawned garden with patio area.

Please note: the property requires a degree of tidying and decluttering.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## ACCOMMODATION

### Entrance Hallway

uPVC entrance door, uPVC window to front, radiator, carpeted stairs to first floor, door to;

### Kitchen diner

13'7 x 11'10

uPVC window to front, fitted wall and base units with countertop, sink and draining board, built in oven and hob, undercounter fridge, radiator laminate floor, power points.

### Lounge

10'6 x 11'4

uPVC window to rear, laminate flooring, radiator, power points, door to Lobby and brick store,

### First floor landing

Carpeted flooring, loft access

### Bedroom 1

10'6 x 11'7

uPVC window to front, single panelled radiator, carpeted flooring, power points

### Bedroom 2

6'11 x 11'10

uPVC window to rear, carpeted flooring, single panelled radiator, power points

### To the outside

To the outside is a good sized lawned garden with patio 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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

