



150 Albemarle Road
York, YO23 1HB
Guide Price £595,000

NO ONWARD CHAIN! Superb, extended three storey, four bedroom period townhouse set on this fabulous South Bank street adjacent to York Knavesmire Racecourse and with close proximity to the historic city centre, River Ouse and Bishopthorpe Road.

Currently a successful holiday let the property provides an ideal investment purchase with good returns but equally would suit a turnkey private home.

The accommodation is beautifully presented throughout with high quality fittings and comprises entrance hallway with encaustic tiling, lounge with bay window, stunning large open plan living/dining kitchen with quality fitted units, sitting and dining area with bifold doors to a good sized courtyard, ground floor WC, four double sized bedrooms over the first and second floor, house bathroom and shower room ensuite. An accompanied viewing is strongly recommended.



Hallway

Living Room

13'5" x 11'9" (4.1m x 3.6m)

Kitchen/Diner

16'8" x 13'1" (5.1m x 4.0m)

Garden Room

10'9" x 7'6" (3.3m x 2.3m)

First Floor Bedroom

11'9" x 11'1" (3.6m x 3.4m)

Bedroom 2

10'5" x 8'10" (3.2m x 2.7m)

Bedroom 3

10'5" x 7'10" (3.2m x 2.4m)

Second Floor Master Suite

16'8" x 12'1" (5.1m x 3.7m)

Courtyard Garden





Agents Notes

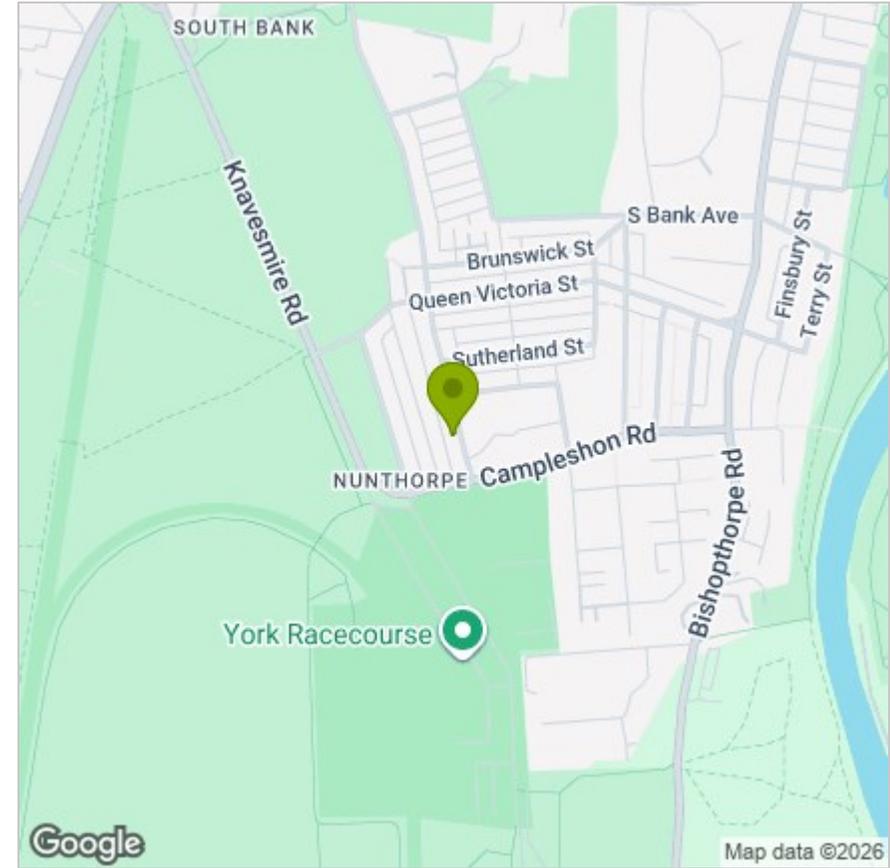
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FLOOR PLAN



LOCATION



EPC

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

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