



55 Sutherland Street  
York, YO23 1HG  
£265,000

 2  1  2  D

**NO ONWARD CHAIN. SOUTH FACING COURTYARD AND TWO DOUBLE BEDROOMS.**

A well presented 2 bedroom period terraced house in one of South Banks most popular streets close to Knavesmire Racecourse, Bishopthorpe Road and many popular schools and amenities.

Benefitting from uPVC double glazed slide sash windows and modern gas central heating, the house is an ideal starter home or Investment purchase.

Internally the property comprises; entrance hallway, lounge, 13ft sitting/dining room, fitted kitchen, three piece bathroom suite, first flooring landing and two first floor double bedrooms.

To the outside is a South facing rear courtyard garden with attached brick store and gate to service alleyway.

An internal viewing is strongly recommended.

### **Entrance Hallway**

Timber entrance door, double panelled radiator, carpeted stairs to first floor, panelled door to;

### **Lounge**

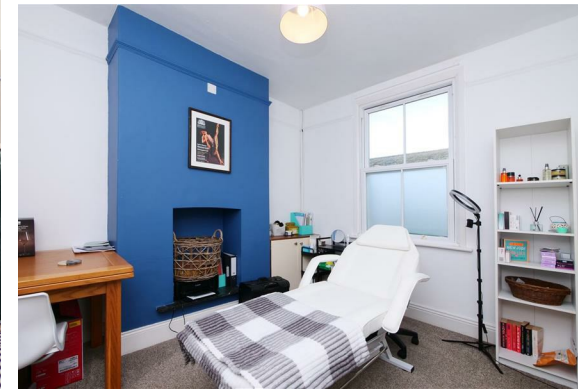
uPVC slide sash window to front, carpeted flooring, double panelled radiator, picture rail, power points

### **Sitting/Dining Room**

Slide sash uPVC window to rear, carpeted flooring, double panelled radiator, TV and power points, understairs cupboard

### **Kitchen**

Window to side, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, oven and hob, space and plumbing for appliances, tiled flooring, double panelled radiator, uPVC door to courtyard





### **Bathroom**

Opaque uPVC window to side, 'P' shaped panelled bath with mixer head over, wash hand basin, low level wc, double panelled radiator, 'Aquaboarding', tiled flooring

### **First Floor Landing**

Carpeted flooring, panelled door to;

### **Bedroom 1**

Slide sash window to front, carpeted flooring, double panelled radiator, fitted wardrobes, power points. Loft access with ladder. Velux window to rear, carpeted flooring and all boarded out.

### **Bedroom 2**

Slide sash window to rear, fitted wardrobes, carpeted flooring, double panelled radiator, power points

### **Outside**

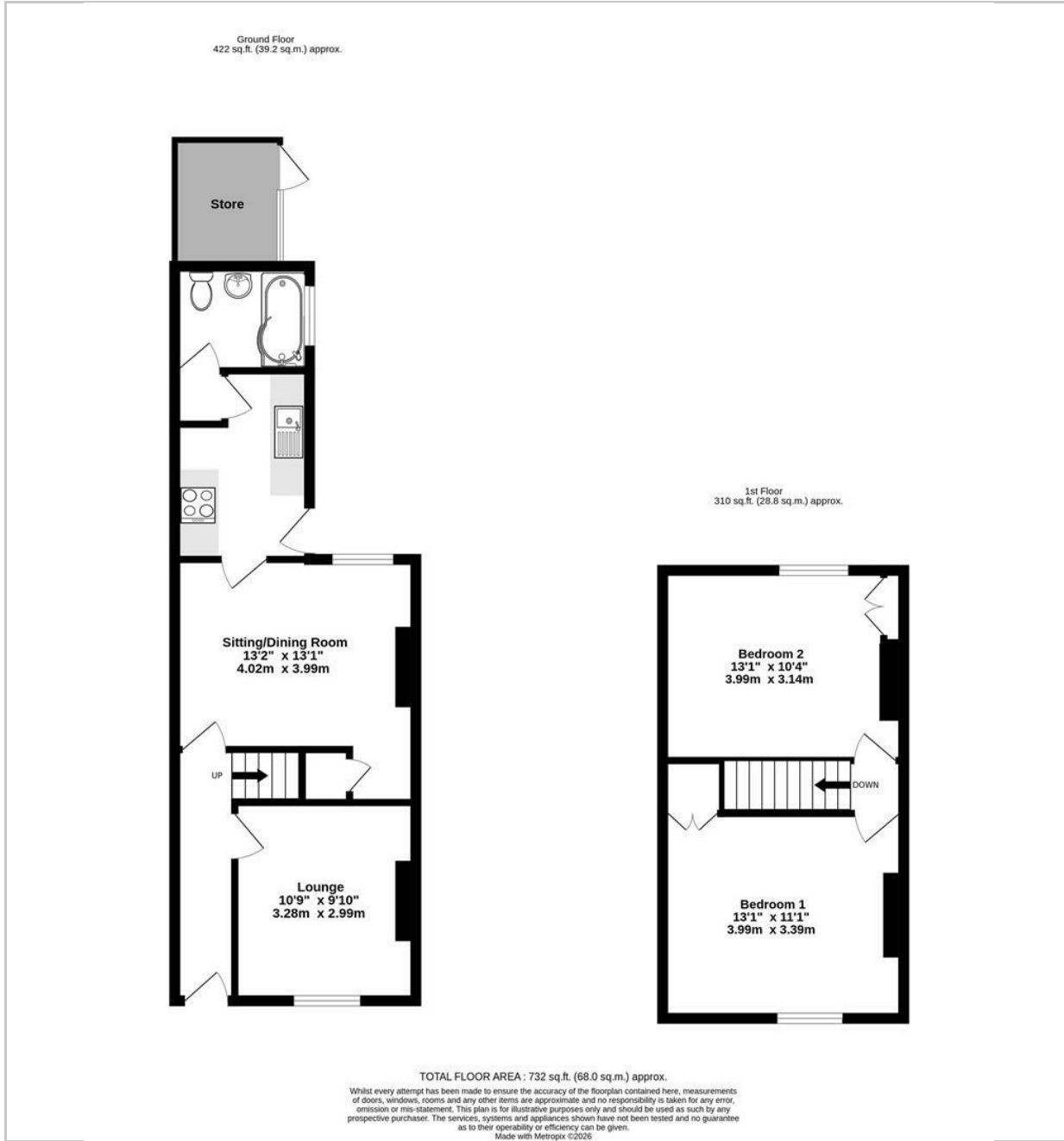
Brick store with power and water supply, brick boundary wall, gate to service alleyway

### **Agents Notes**

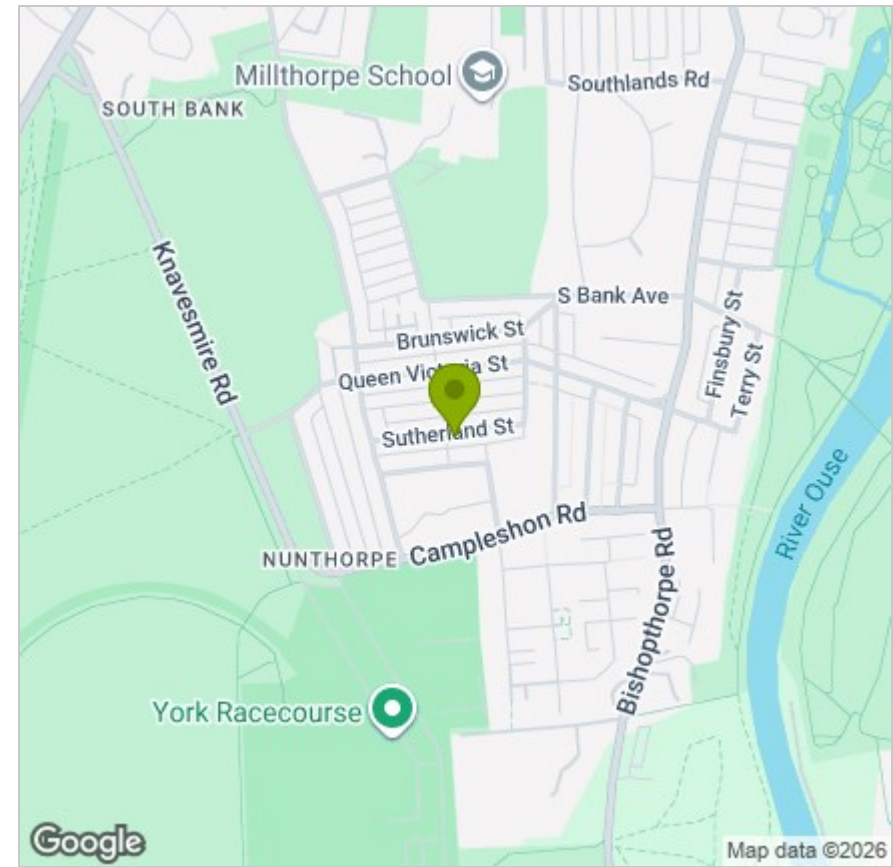
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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



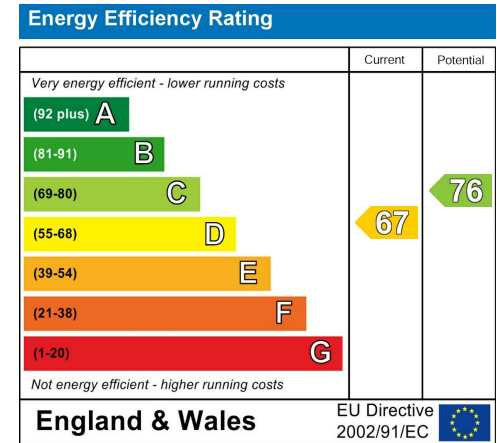
# FLOOR PLAN



# LOCATION



# EPC



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.