



45 Newborough Street Bootham
York, YO30 7AS
Guide Price £250,000

A FABULOUS, LARGER THAN AVERAGE 2 BEDROOM CORNER PERIOD TOWN HOUSE SET IN THIS SOUGHT-AFTER LOCATION, JUST OFF BOOTHAM AND WITHIN EASY REACH OF THE RAILWAY STATION AND YORK'S MANY CITY CENTRE AMENITIES. The property has been upgraded throughout to provide bright and spacious living accommodation, benefiting from gas central heating and uPVC double glazing. Further recent improvements include a new slate roof installed approximately two months ago and a newly fitted modern bathroom. The property comprises entrance hall, large living room, separate dining room with feature fireplace, 14' kitchen with recently installed modern fitted units including built-in oven and hob, utility room, newly fitted bathroom with modern suite, landing and 2 large double bedrooms. There is also a good-sized walled courtyard to the rear. NO FORWARD CHAIN. An internal viewing is highly recommended.



Hall

Entrance door. Opening to dining room

Lounge

15'2" x 9'8" (4.62m x 2.95m)

Spacious living room with 2 windows to front. period fireplace

Dining Room

12'2" x 11'8" (3.71m x 3.56m)

Window to rear, period style fireplace, stairs to first floor. Doorway to

Kitchen

14' x 7' (4.27m x 2.13m)

Good sized kitchen with range of fitted units including base, wall and larder unit, work surfaces, built in electric oven and hob, 2 windows to side. Door to

Utility Room

Plumbing for washer and space for dryer. Door to rear yard. Door to





Bathroom

Modern recently fitted suite comprising panelled bath with shower above, vanity unit housing wash hand basin and w.c., window to side.

Landing

Doors leading to

Bedroom 1

15'2 x 9'8 (4.62m x 2.95m)

Large double bedroom with two windows to front

Bedroom 2

12'2 x 11'8 (3.71m x 3.56m)

Another good sized double bedroom with window to rear and open storage cupboard

Outside

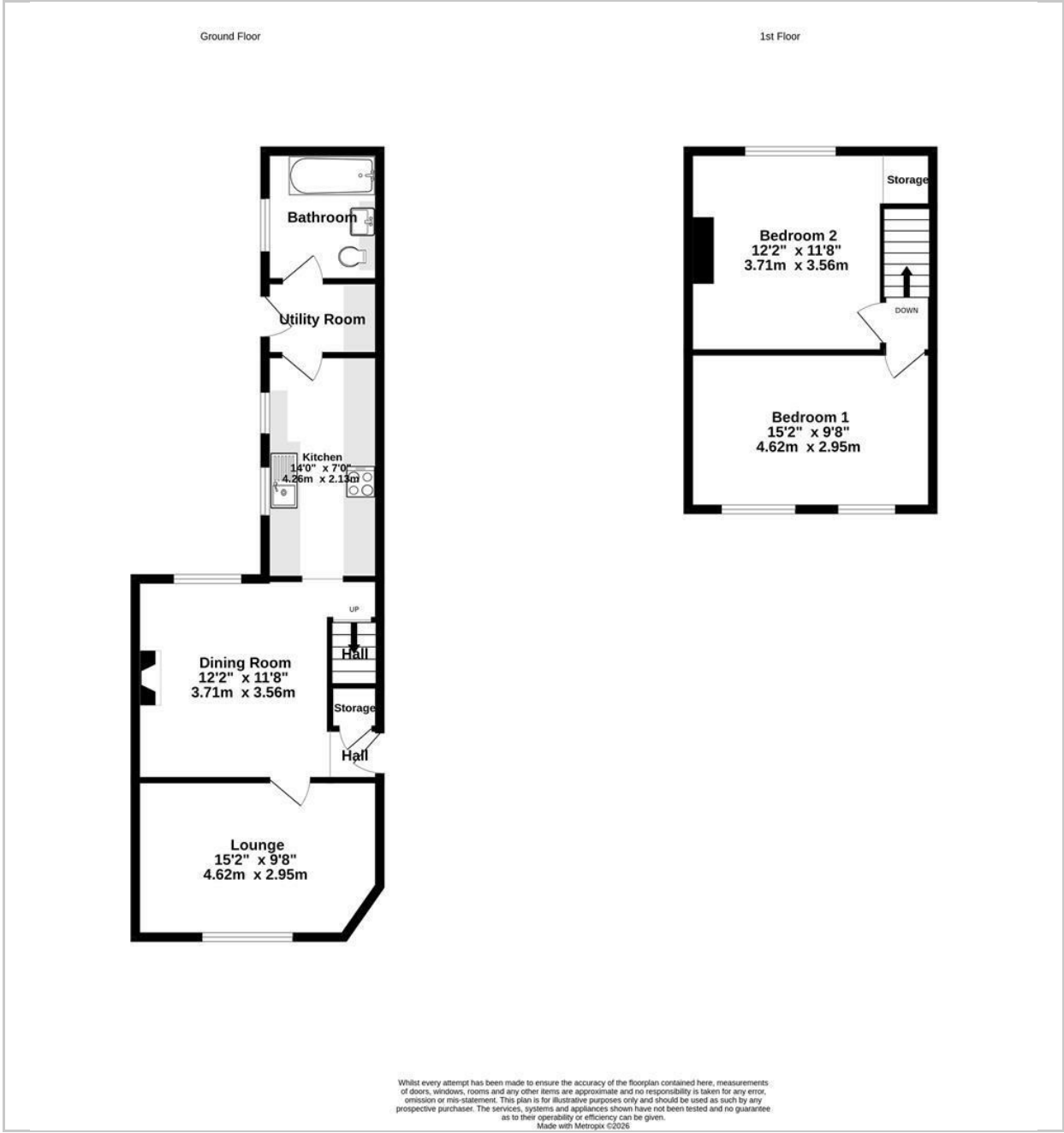
Good sized walled rear courtyard with covered store and gate giving access to rear

Agents Note:

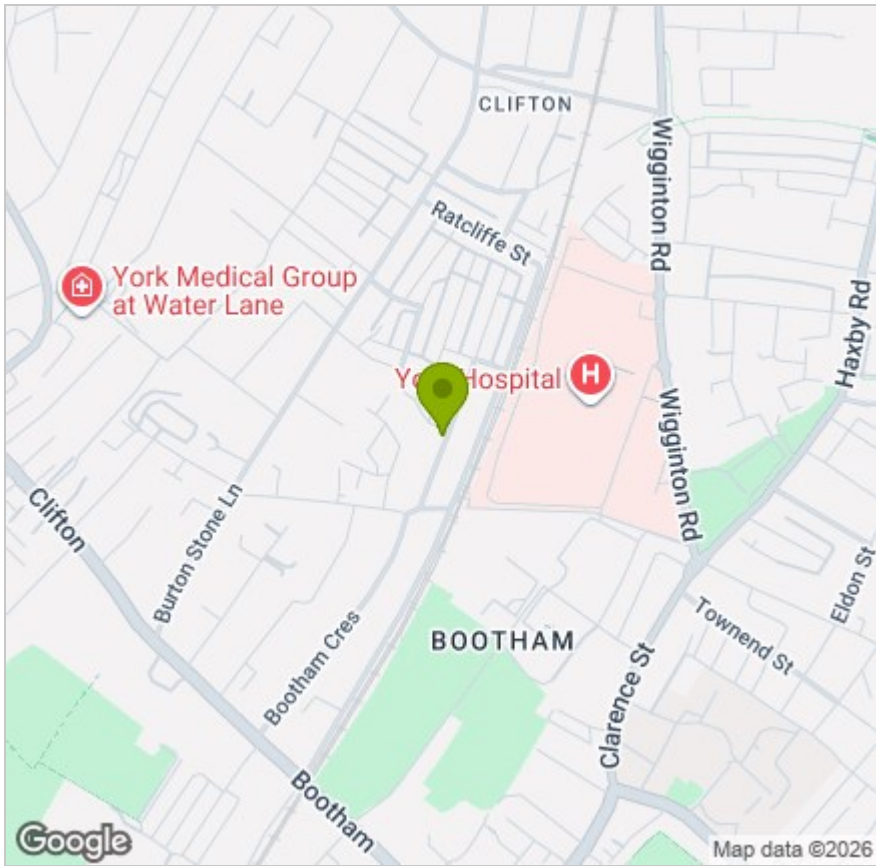
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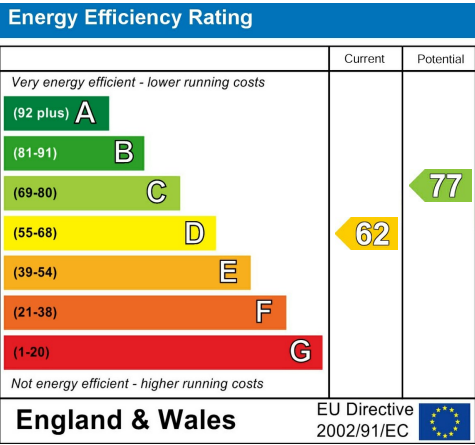
FLOOR PLAN



LOCATION



EPC



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