



49 Rosebery Street
York, YO26 4YX
Guide Price £180,000

NO ONWARD CHAIN - A two bedroom period mid-terraced house located in the popular and convenient location of Leeman Road, within easy reach to the railway station via the River Ouse and York's historic city centre as well as adjacent to the exciting York Central development.

Although in need of some cosmetic upgrading the property does benefit from uPVC double glazing and gas central heating and is an ideal starter home or investment.

The living accommodation comprises; lounge, dining kitchen, rear hallway, three piece bathroom, first floor landing and two first floor double bedrooms. To the outside is a rear walled courtyard with gate to service alleyway.

An internal viewing to appreciate the potential on offer is highly recommended.

Lounge

12'1 x 11'4 (3.68m x 3.45m)
uPVC entrance door, uPVC window to front, double panelled radiator, power points, tiled flooring, gas fire with surround, picture rail

Dining Kitchen

11'4 x 11'3 (3.45m x 3.43m)
uPVC window to rear, fitted wall and base units with counter top, one and a half sink and draining board with mixer tap, built in hob, double panelled radiator, laminate flooring, power points, stairs to first floor

Rear Hallway

uPVC door to courtyard, laminate flooring,

Bathroom

6'10 x 6' (2.08m x 1.83m)
Opaque uPVC window to side, panelled bath with electric shower over, pedestal wash hand basin, low level w.c., tiled walls, double panelled radiator, vinyl flooring

First Floor Landing

Floor boards, panelled door to:





Bedroom 1

12'1 x 11'4 (3.68m x 3.45m)

uPVC window to front, timber floorboards, single panelled radiator, power points

Bedroom 2

11'5 x 11'4 (3.48m x 3.45m)

uPVC window to rear, single panelled radiator, timber floor boards, power points, wall mounted gas combination boiler

Outside

Rear walled courtyard, gate to service alleyway

Agents Note

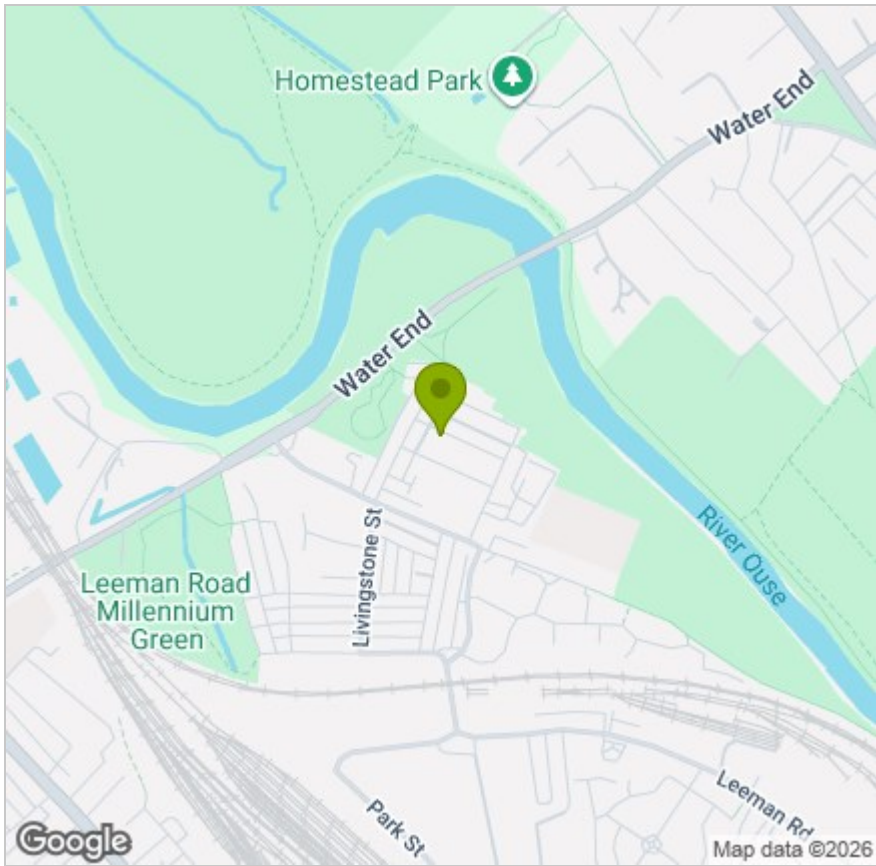
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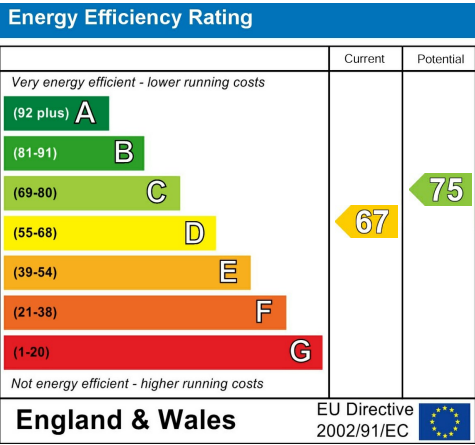
FLOOR PLAN



LOCATION



EPC



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