



35 Newborough Street  
York, YO30 7AS  
Guide Price £235,000

**NO FORWARD CHAIN! UPSTAIRS BATHROOM! WALKING TO CITY CENTRE!**  
We as agent agents are delighted to have the opportunity to present to the market this two bed Victorian terrace property nestled in this quiet street close to Bootham and York's bustling city centre. The property has Upvc windows and gas central heating via a combination boiler and briefly comprises: Entrance vestibule, entrance hall, living room, dining room and a kitchen with fitted wall and base units which completes the ground floor accommodation. Carpeted stairs lead to the first floor landing and two bedrooms as well as a shower room. Externally the property boasts a good size courtyard garden with timber gate to service alley. An early viewing of what always proves to be a popular style and location of property is highly recommended!

### Entrance Vestibule

Wall mounted electric fuse board, glass panelled wooden door to entrance hall, single panelled radiator, coving, laminate flooring

### Living Room

10'2" x 9'10" (3.10m x 3.00m)  
Upvc window to front, coving, power points, radiator, skirting, laminated flooring

### Dining Room

13'5" x 12'6" (4.09m x 3.81m)  
Coving, double panelled radiator, power points, laminated flooring, Upvc window to rear, glass panel door to

### Kitchen

16'1" x 4'5" (4.90m x 1.35m)  
Upvc window to side, glass panelled Upvc door to rear, wall mounted combi boiler, wall and base units, stainless steel sink and drainer, extractor hood, plumbing for washing machine, carpeted stairs to first floor

### Landing

Skirting, carpeted flooring





### **Bedroom 1**

13'5" x 10'2" (4.09m x 3.10m)

Upvc window to front, double panelled radiator, skirting, carpeted flooring.

### **Bedroom 2**

13'1" x 7'7" (3.99m x 2.31m)

Upvc window to rear, double panelled radiator, skirting, carpeted flooring.

### **Shower Room**

5'10" x 5'4" (1.78m x 1.63m)

Glass panelled walk in shower cubicle, heated chrome towel rail, low level wc basin, skirting, laminated flooring

### **Courtyard**

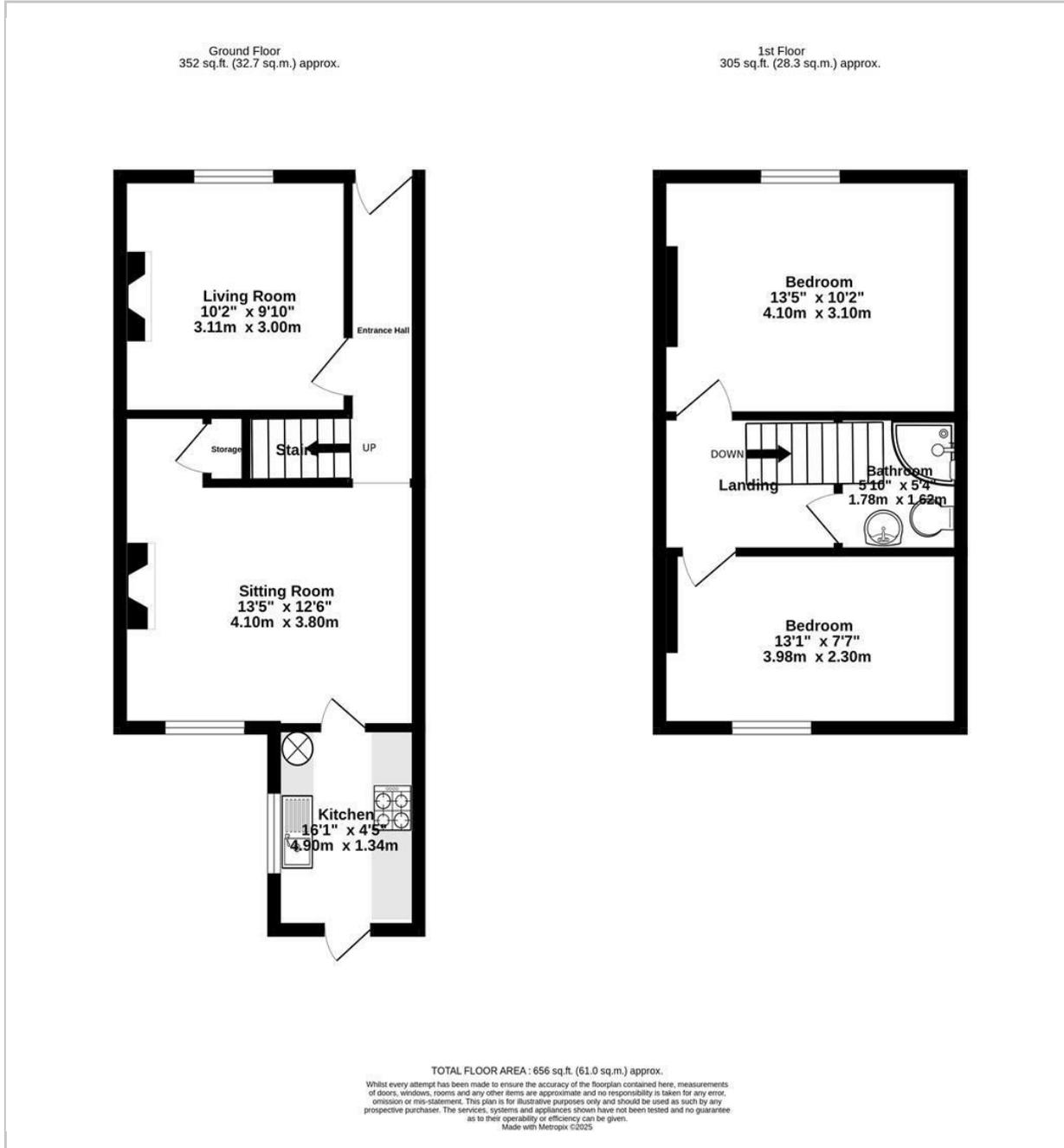
Larger than average, walled courtyard garden with timber gate to service alley and brick built storage.

### **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 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.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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