



28 Brownlow Street
York, YO31 8LW
Guide Price £325,000



Ideal first time buy or investment property, an early viewing recommended. Situated in a desirable location on a popular side street within walking distance of York city centre, York Railway station, District Hospital, York St John university plus being within a wide range of local shops, cafes and public houses. We are pleased to offer to the market this beautifully presented two bedroom mid terrace property which has recently undergone a renovation to a very high standard throughout to include new kitchen, new bathroom, uPVC windows and damp proof course. This beautifully presented home is entered through a tiled entrance hall which opens into a bright and spacious open plan lounge/dining area which features a beautiful cast iron fireplace and French doors onto the fully enclosed rear courtyard. The ground floor continues into a recently fitted kitchen with a range of fitted appliances including ceramic hob and electric oven. Stairs from the hallway lead to the first floor accommodation which has a fabulous master bedroom centering upon a cast iron fireplace, a further double bedroom and good sized family bathroom with four piece suite. Externally this attractive property sits behind a forecourt with dwarf brick wall whilst to the rear is a delightful private walled courtyard with decked seating area and 2 brick outhouses. An accompanied viewing is strongly recommended.

Entrance Hall

Entrance door with stained glass window above, cast iron black radiator, stairs to first floor. Tiled flooring.

Lounge Area

uPVC window to front, ceiling rose, coving, cast iron back radiator, TV point, power points.

Dining Area

French doors to courtyard, cast iron fireplace with tiled hearth, understairs cupboard providing useful storage, cast iron black radiator, power points.





Kitchen

Range of newly fitted units comprising wooden roll top work surfaces, one and a half sink with mixer tap, ceramic hob with fan above, electric oven, power points, cupboard housing central heating boiler, uPVC window to side.

First Floor Landing

Access to loft space via pull down ladder with velux window. Doors to:

Bedroom 1

uPVC window to front, picture rail, cast iron fireplace, cast iron black radiator, power points.

Bedroom 2

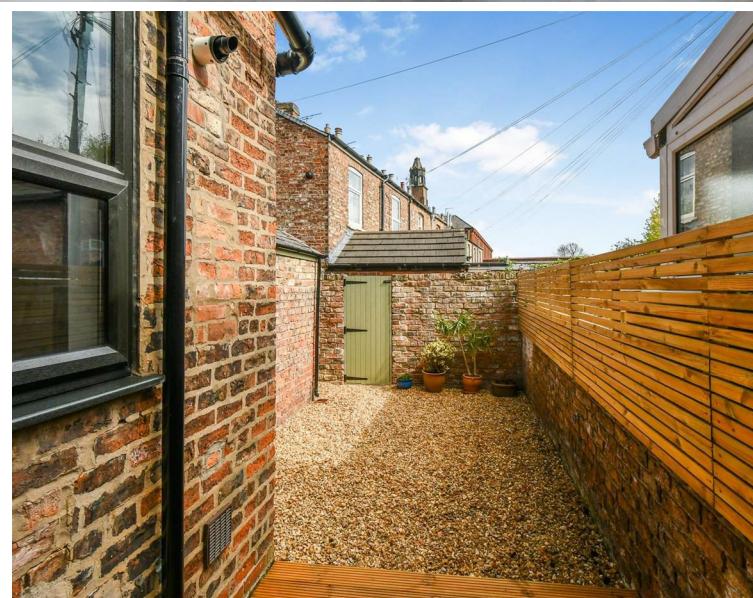
uPVC window to rear, cast iron black radiator, power points.

Bathroom

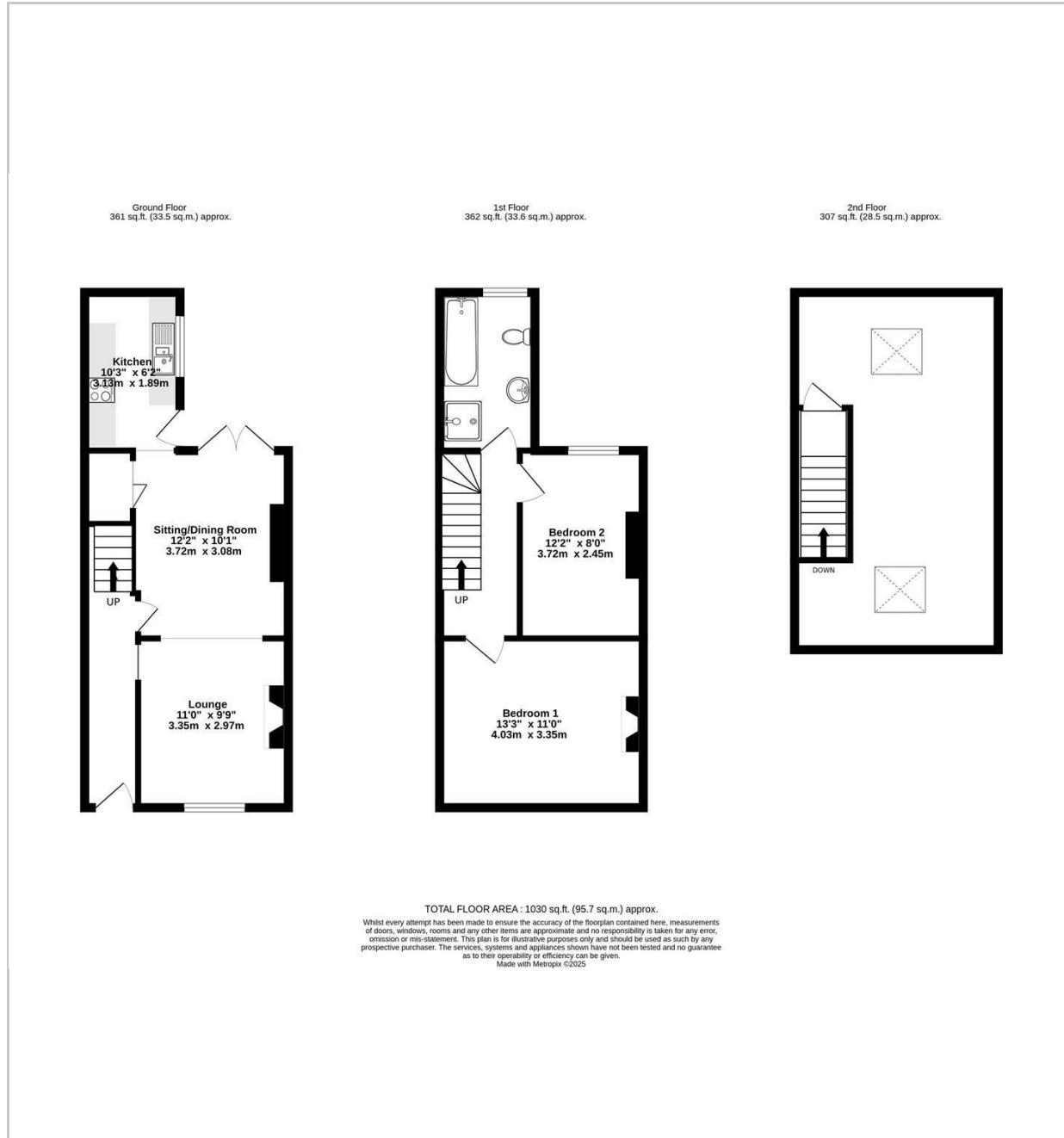
Newly fitted four piece suite comprising uPVC window to rear, bath, walk-in shower unit, wash hand basin, low level WC, electric wall mounted towel rail, fully tiled walls and flooring.

Outside

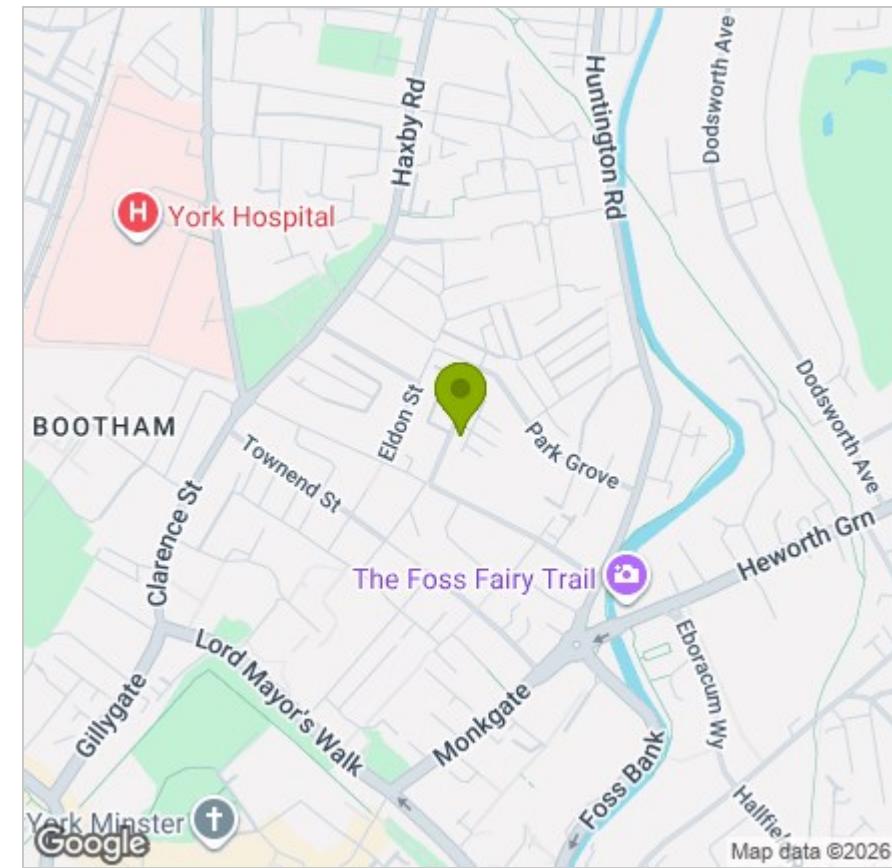
To the front is a gravelled courtyard with brick boundary wall whilst to the rear is a fully enclosed gravelled courtyard complete with a decked area and two brick built outhouses.



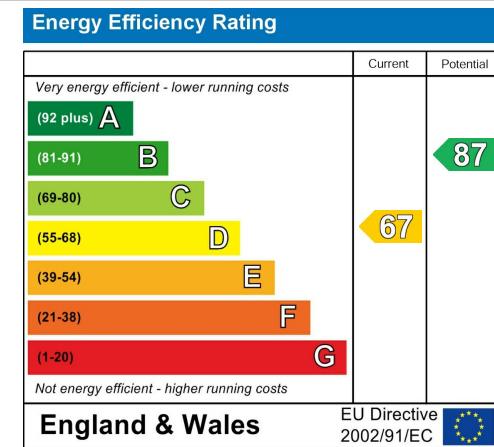
FLOOR PLAN



LOCATION



EPC



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