



3 Adelaide Street

York, YO23 1DL

Guide Price £325,000



**NO ONWARD CHAIN – EXCEPTIONAL
SOUTH BANK PROPERTY – SOUTH
FACING REAR COURTYARD**

Churchills are delighted to offer for sale this impressive two double bedroom period mid terrace house, ideally situated on this quiet residential street, conveniently located for Knavesmire Racecourse, York railway station and the city centre. Benefitting from uPVC double glazing and gas central heating, the well presented accommodation comprises an entrance hallway, lounge, dining room with feature log burner, fitted kitchen and utility room. To the first floor is a galleried landing, two double bedrooms and a three piece bathroom. Externally, the property enjoys a south-facing, walled rear courtyard, complete with brick built store and gate providing access to the service alleyway. An accompanied viewing of this impressive property is strongly recommended.

Entrance Hallway

Entrance door, stairs to first floor, single panelled radiator, power points. Carpet.

Lounge

11'6 x 11'2 (3.51m x 3.40m)
uPVC double glazed window to front, ceiling rose, coving, single panelled radiator, TV point, power points. Exposed timber floorboards.

Dining Room

12'5 x 11'7 (3.78m x 3.53m)
uPVC double glazed window to rear, storage cupboard, single panelled radiator, log burner with tiled hearth, power points. Carpet.

Kitchen

10'5 x 6'10 (3.18m x 2.08m)
uPVC double glazed window to side, door to courtyard, fitted wall and base units with counter tops, inset stainless steel sink and draining board, space and plumbing for appliances, understairs cupboard, wall mounted gas combination boiler, power points. Vinyl flooring.





Utility

Opaque uPVC double glazed window to side, wall and base units, space and plumbing for appliances, single panelled radiator, power points. Vinyl flooring.

First Floor Landing

Loft access via drop down ladder, power points. Carpet.

Bedroom 1

14'9 x 11'7 (4.50m x 3.53m)

uPVC double glazed window to front, coving, picture rail, storage cupboard, double panelled radiator, power points. Exposed timber floorboards.

Bedroom 2

12'7 x 9'1 (3.84m x 2.77m)

uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bathroom

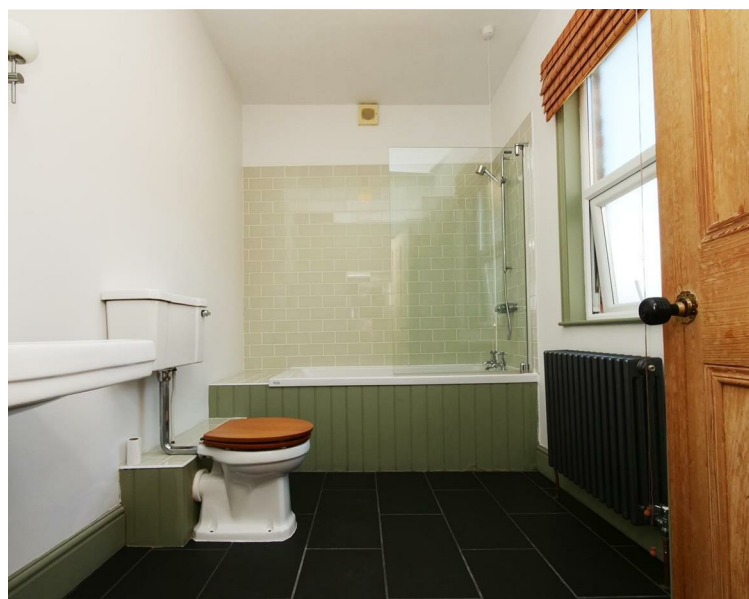
Opaque uPVC double glazed window side, panelled bath with shower head over, pedestal wash hand basin, low level WC, extractor fan, column radiator, storage cupboard. Tiled flooring.

Outside

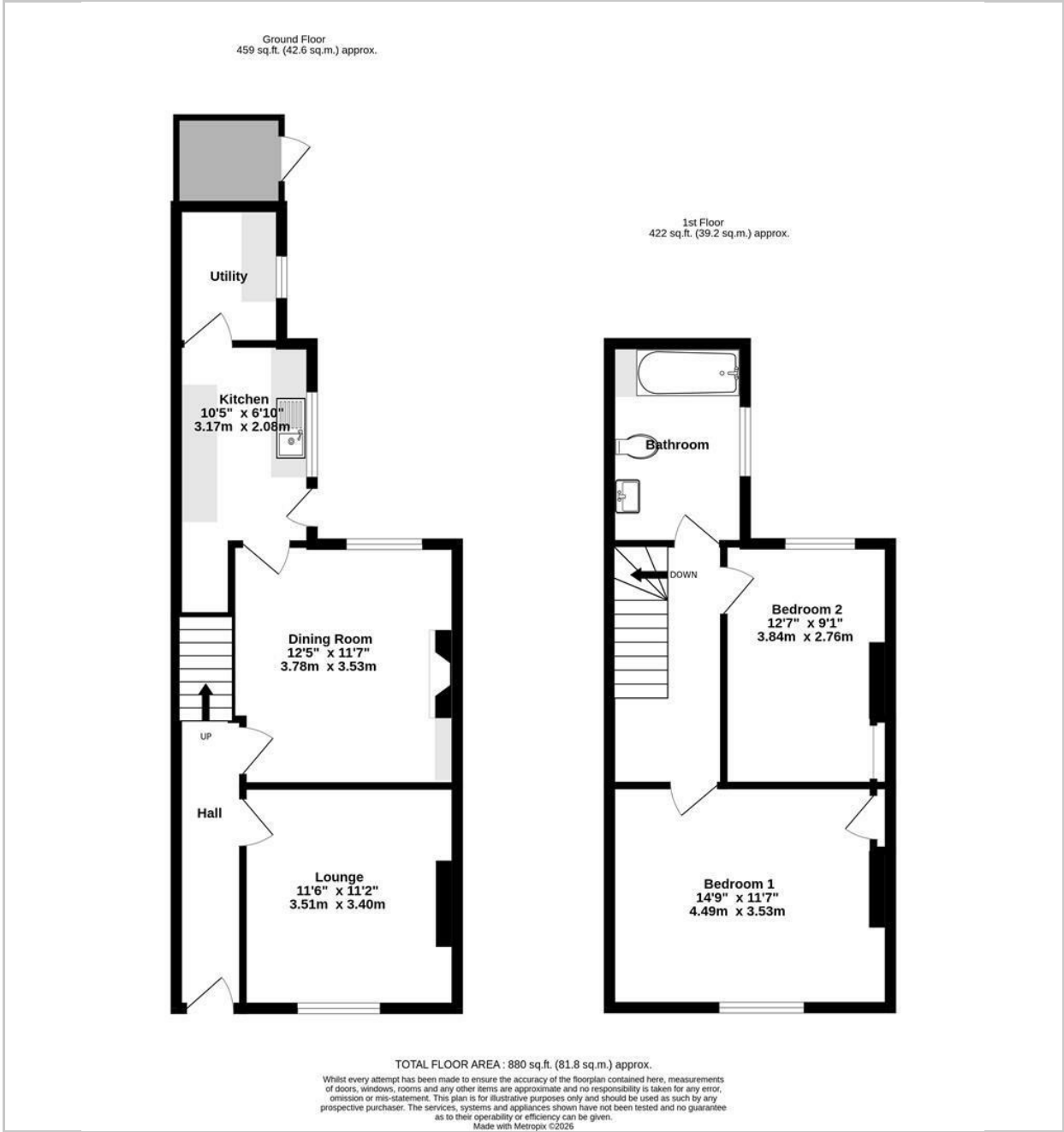
South facing walled rear courtyard with brick store, outside tap and gate to service alleyway.

Agents Note

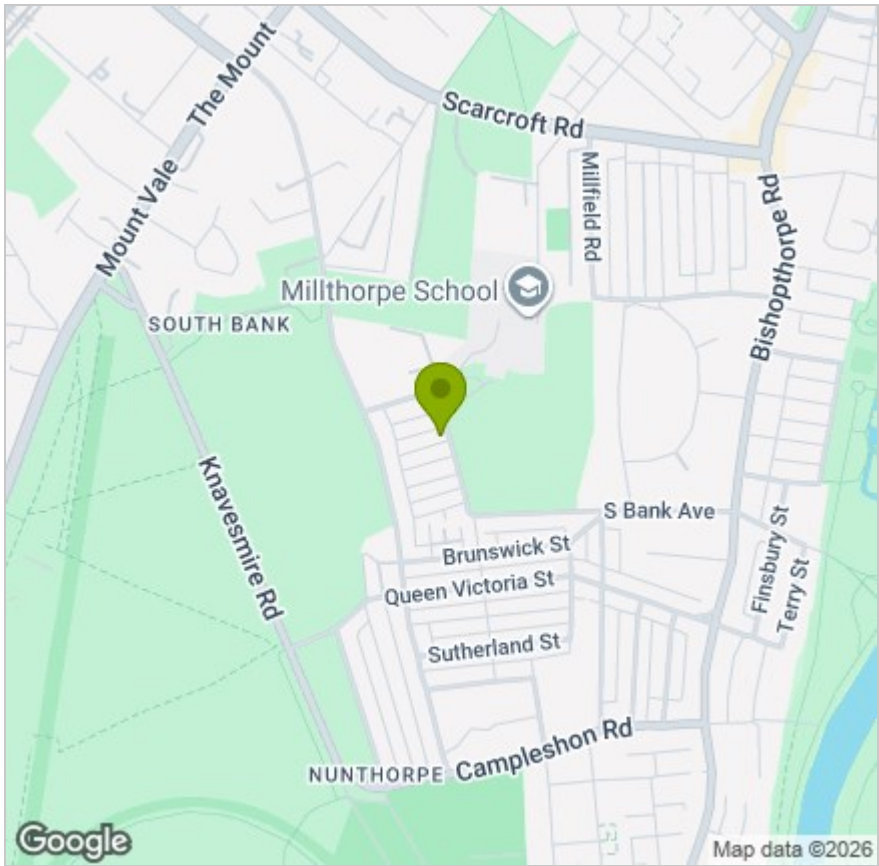
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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



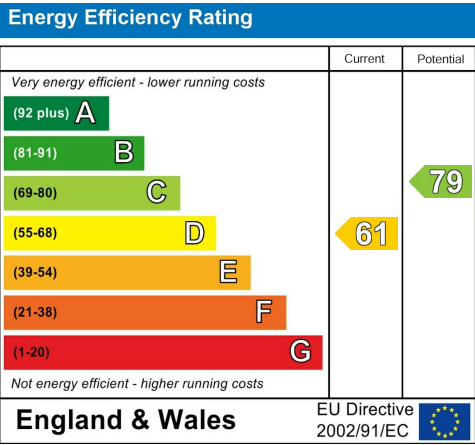
FLOOR PLAN



LOCATION



EPC



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