Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

53 Lower Ebor Street

York, YO23 1AY

Guide Price £225,000

2 1 1 D

Offered with no forward chain and placed in a popular street just a short distance from the heart of the city centre, this two bedroom mid-terrace property features a generous open plan lounge and dining room, a tasteful fitted kitchen and a three piece bathroom. Ideal for accessing all the amenities the city centre has to offer, the house also has easy access to the railway station and the hugely popular Bishopthorpe Road shops. The internal accommodation is accessed directly into the heart of the home the spacious open plan lounge/diner. Offering ample space for both living and dining there is also a staircase leading to the first floor. The ground floor continues with the fitted kitchen with a range of wall and base units. A rear hall then leads through to the three piece bathroom with a shower over the bath and a heated towel rail. The first floor houses an impressive main bedroom and also a good size second bedroom with a cupboard housing the central heating boiler. There is also the advantage of double glazing throughout as well as gas central heating. Outside the property is a courtyard with rear gated access and on street permit parking is available to the front. Ideal as a home close to the city centre, the property would also make an excellent investment opportunity.

Entrance Vestibule

Lounge/Diner

23 x 11'3 (7.01m x 3.43m)

Entrance door, window above front door, windows to front and rear elevations, fireplace with electric fire, two radiators and cupboards housing the gas meter and the electric meter.

Kitchen

10'4 x 5'6 (3.15m x 1.68m)

Wall and base units, work surfaces, sink, space for washing machine, window to side elevation and heated towel rail.

Rear Hall
Door to side elevation.

Bathroom
Three piece suite with bath with shower over, sink, W.C., heated towel rail and window to side elevation.

First Floor Landing

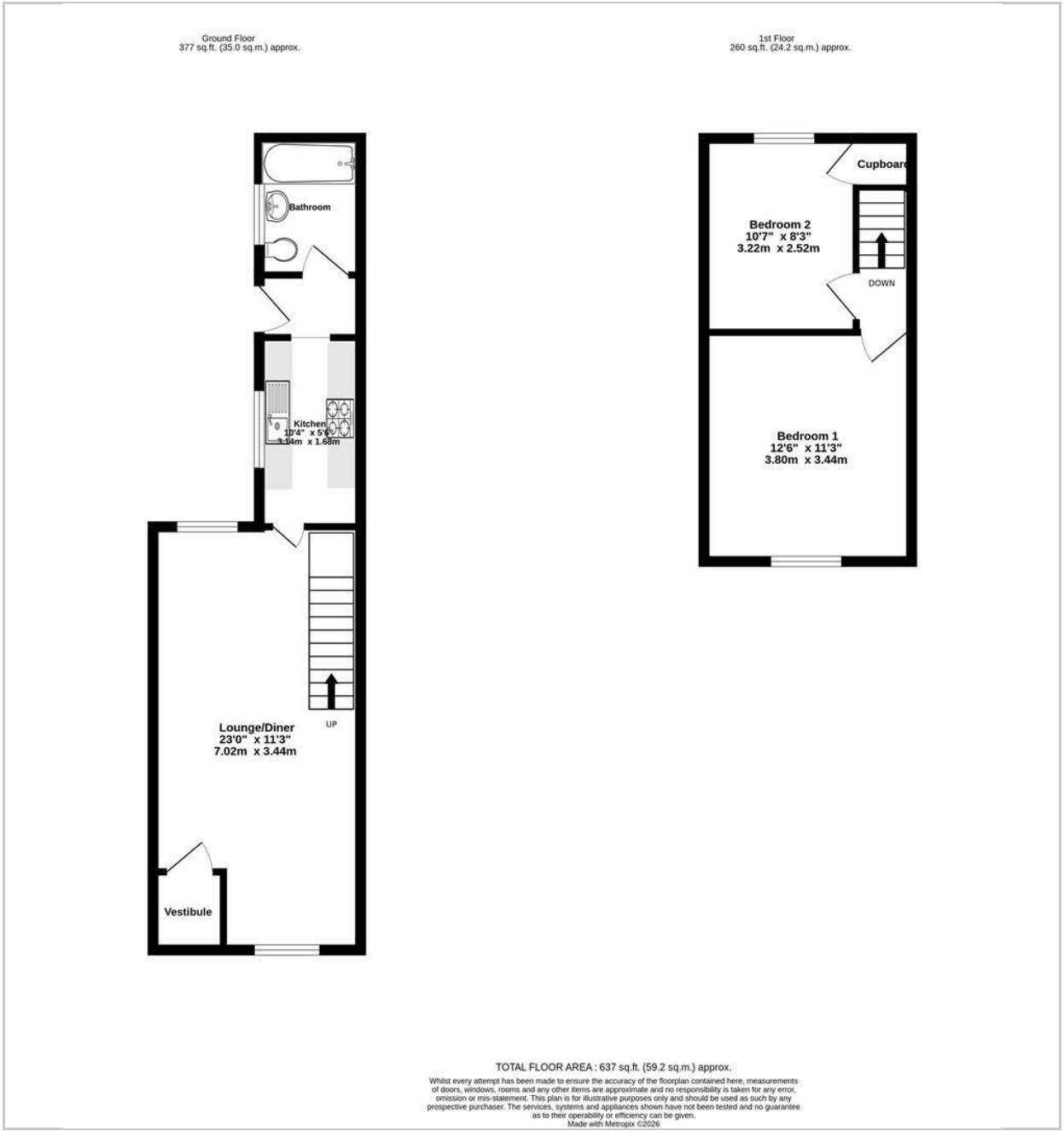
Bedroom 1
12'6 x 11'3 (3.81m x 3.43m)
Window to front elevation and radiator.

Bedroom 2
10'7 x 8'3 (3.23m x 2.51m)
Window to rear elevation, radiator, loft access and cupboard housing central heating boiler.

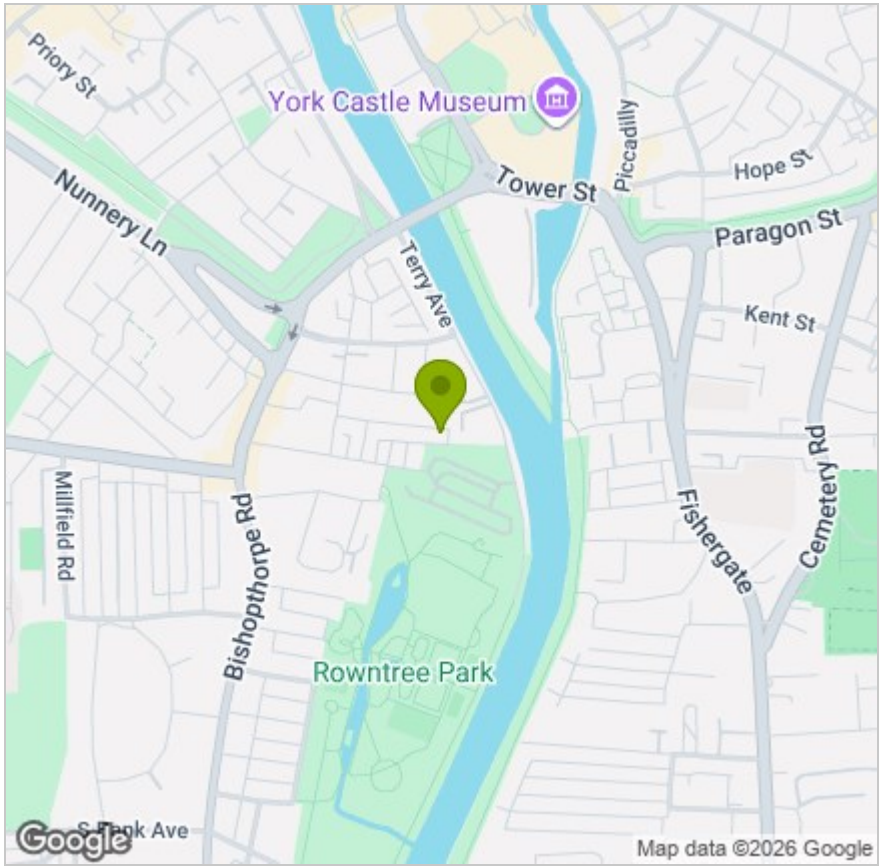
Outside
Rear courtyard with store and on street permit parking.

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.

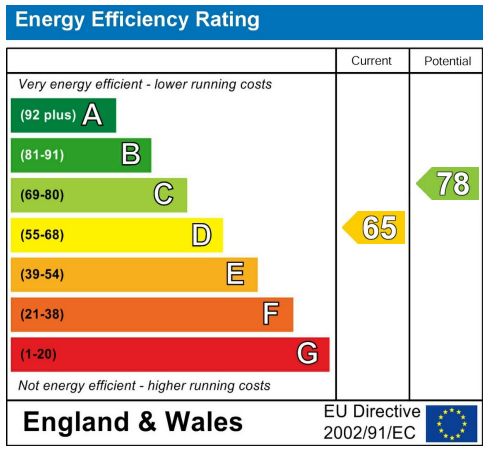
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk