

32 Balmoral Terrace

York, YO23 1HS

Offers Around £267,500

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NO ONWARD CHAIN! A recently upgraded two bedroom period terrace house on this popular fore courted row, within the prime area of South Bank. Close to the popular Bishopthorpe Road, Rowntree Park and walk able to the city centre as well as plenty of schools and amenities this well presented house is ready to be viewed and comprises: entrance vestibule, lounge, 12' dining room, recently upgraded kitchen and three piece bathroom suite, first floor landing and two first floor double bedrooms. The property has the benefit of gas central heating throughout with a recently fitted boiler. To the outside is a gated traditional front forecourt, and rear walled courtyard garden with newly re-roofed brick outhouse store and gate to service alleyway.

On street parking available as well as on direct bus route to railway station.

An accompanied viewing is strongly recommended.







Entrance Vestibule
uPVC entrance door, carpeted floors, door to

Lounge
12'9" x 12'1" (3.89m x 3.68m)
uPVC window to front, double panelled radiator, carpets, power points, coving



Dining Room
12'2" x 10'4" (3.71m x 3.15m)
uPVC window to rear, double panelled radiator, carpets, power points, stairs to first floor



Kitchen
9'1" x 7'2" (2.77m x 2.18m)
uPVC window to side, uPVC entrance door, recently upgraded fitted kitchen with wall and base units, counter top, stainless steel sink and draining board with mixer tap, built in gas hob, electric oven, fridge freezer, space and plumbing for appliances, double panelled radiator, power points, vinyl flooring







Bathroom
6' x 5'8" (1.83m x 1.73m)
Opaque uPVC window to side, recently upgraded bathroom suite comprising panel bath with electric shower over, pedestal wash hand basin, low level w.c., extractor fan, towel radiator, part tiled walls

First Floor Landing
Carpeted floors, panelled door to

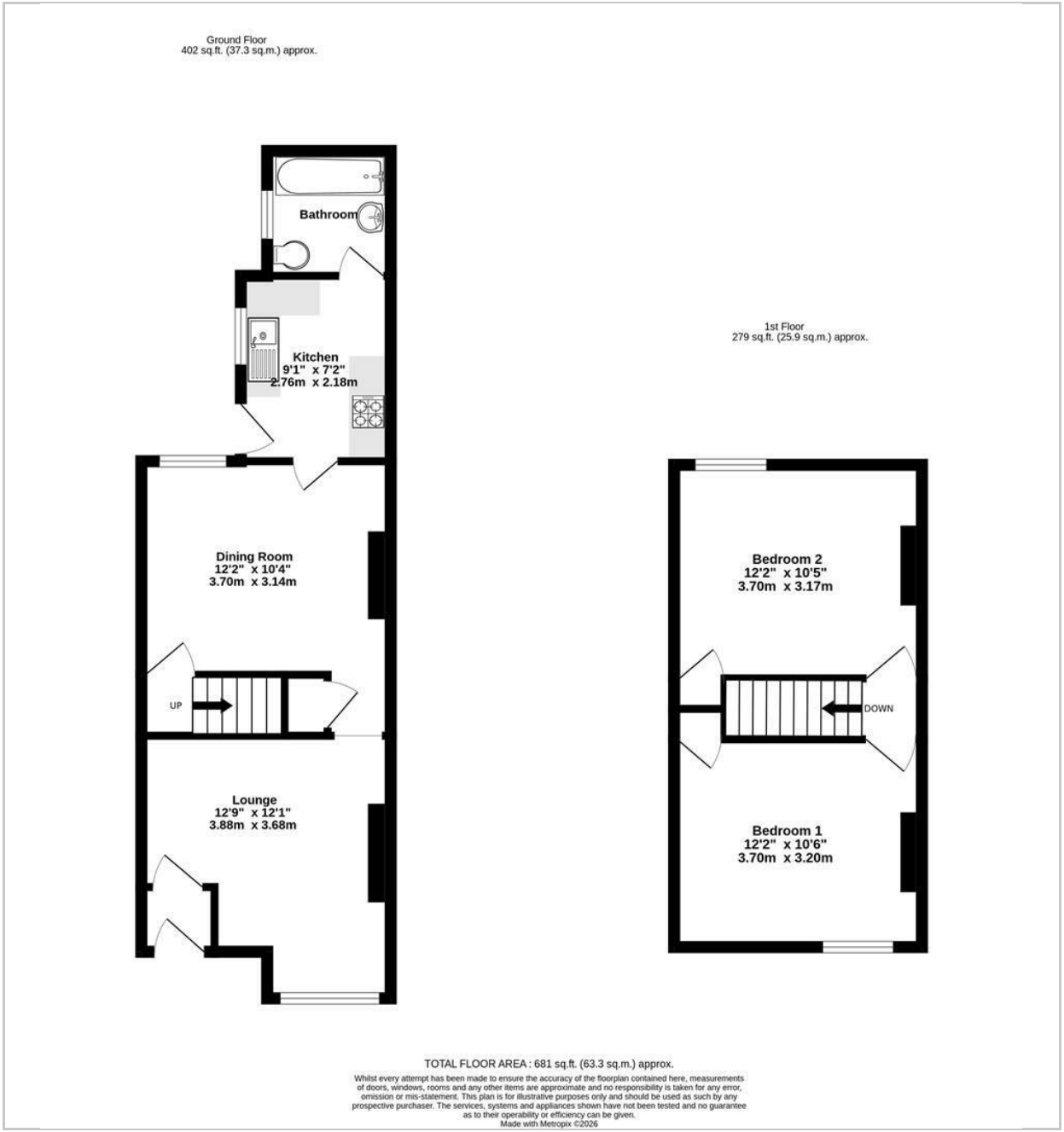
Bedroom 1
12'2" x 10'6" (3.71m x 3.20m)
uPVC window to front, single panelled radiator, carpets, storage cupboard, power points, picture rail

Bedroom 2
12'2" x 10'5" (3.71m x 3.18m)
uPVC window to rear, double panelled radiator, storage cupboard, carpets, power points, picture rail

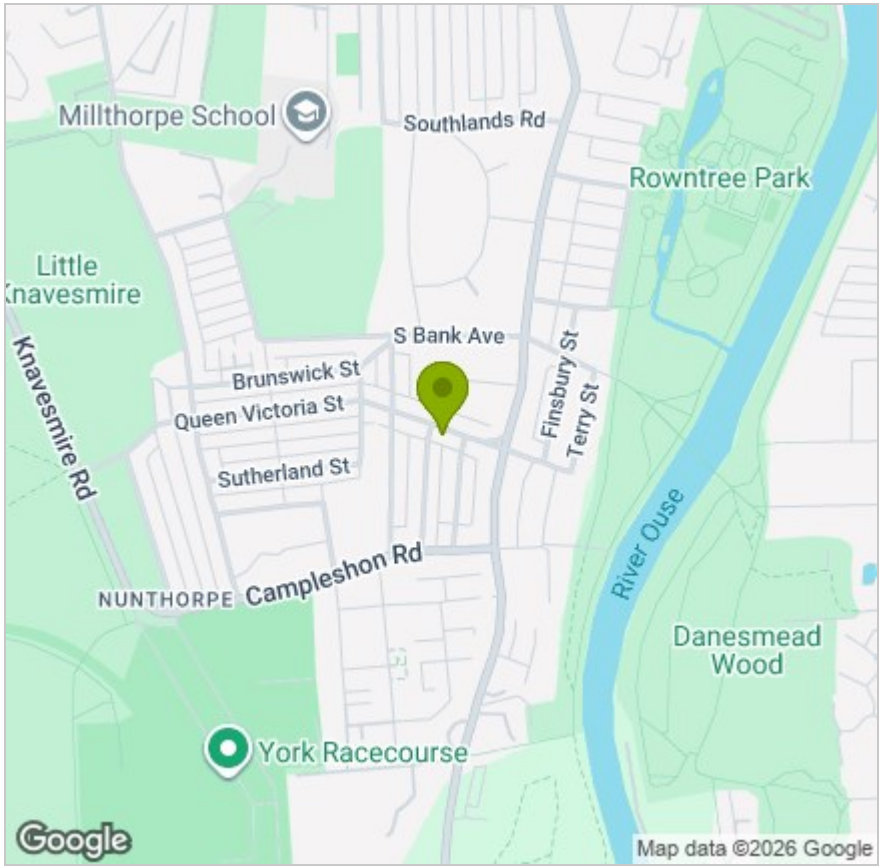
Outside
Traditional front forecourt, south facing rear walled courtyard with brick boundary wall, gate to service alleyway and newly reroofed brick store outhouse suitable for storage of bikes etc.

Agents Note
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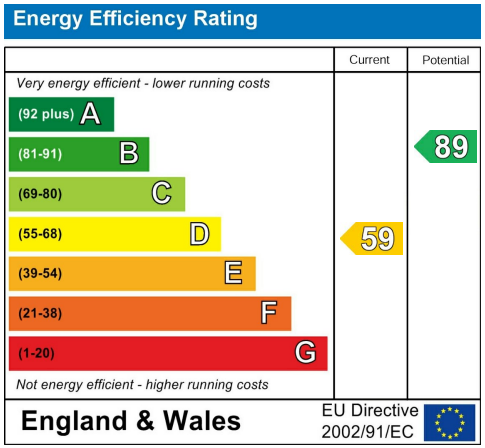
FLOOR PLAN



LOCATION



EPC



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