



43 Alma Terrace
York, YO10 4DL
Offers Around £330,000

 3  1  1  D

NO ONWARD CHAIN! A THREE BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS HIGHLY SOUGHT AFTER STREET IN THIS POPULAR LOCATION WITH ACCESS TO PICTURESQUE RIVERSIDE WALK INTO YORK CITY CENTRE. The property has tremendous scope for improvement and extension (subject to Planning) and benefits from gas central heating and double glazing. The property comprises entrance hall, lounge opening to dining room, 20' galley kitchen with fitted units, shower room with walk-in shower with tilt and turn opaque window, first floor landing, 2 double bedrooms and a single bedroom. To the outside is a good size walled rear courtyard. An accompanied internal viewing is strongly recommended.

Entrance Hall

Lounge

10'4 x 10'3 (3.15m x 3.12m)

Dining Room

11'6 x 10'9 (3.51m x 3.28m)

Kitchen

20'2 x 5'10 (6.15m x 1.78m)

Shower Room

9'5 x 7'8 (2.87m x 2.34m)

First Floor Landing

Bedroom 1

11'6 x 10'9 (3.51m x 3.28m)

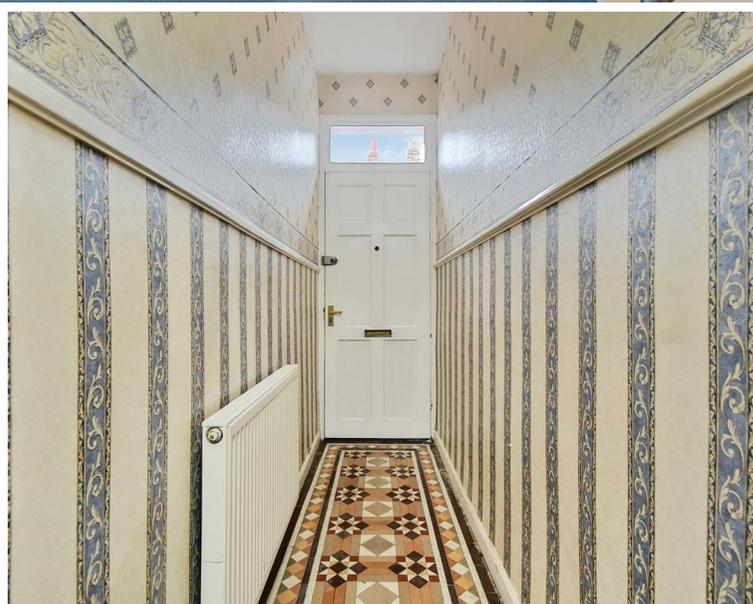
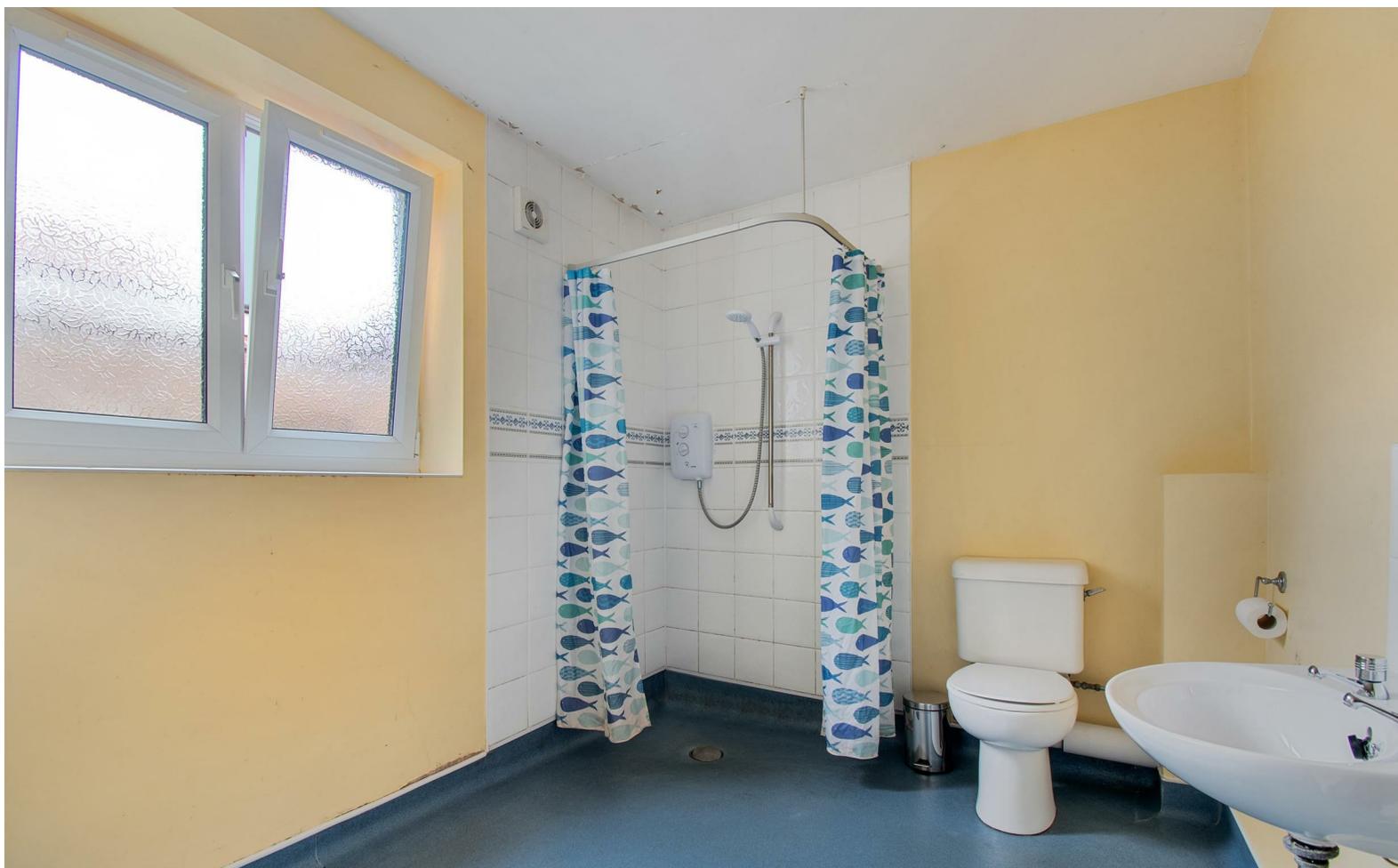
Bedroom 2

10'4 x 10'3 (3.15m x 3.12m)

Bedroom 3

7'8 x 7'0 (2.34m x 2.13m)

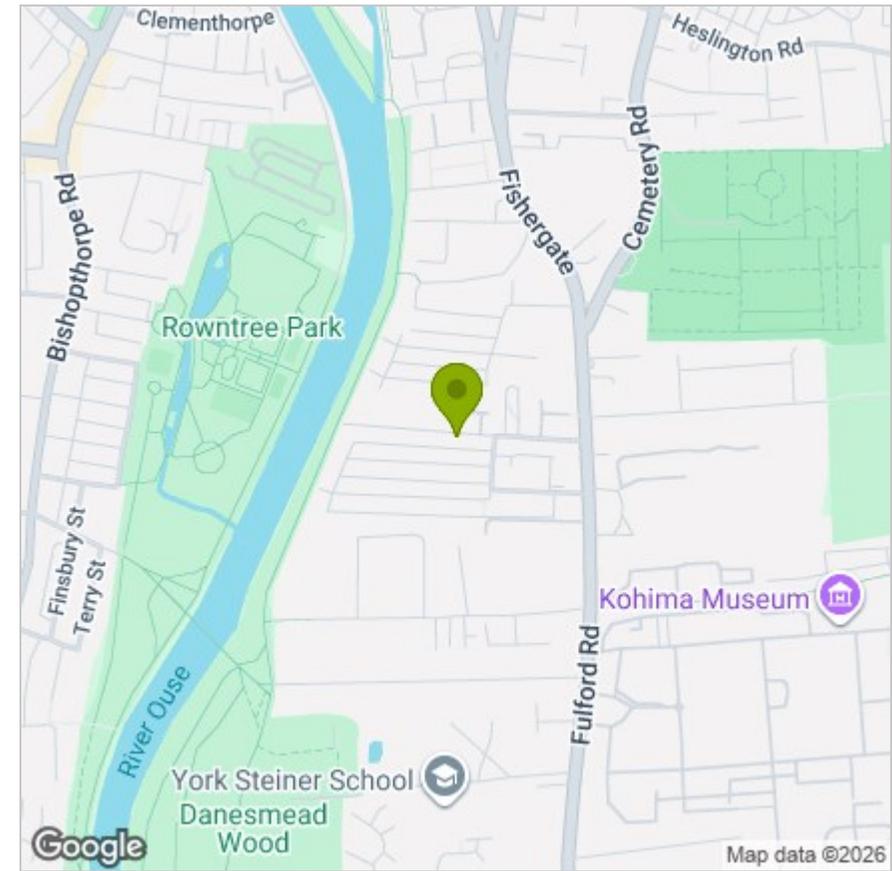




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.