Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

56 Baker Street

York, YO30 7AX

Guide Price £269,500

2 1 2 C

A rare opportunity to purchase an attractive, spacious and bright end-terrace in move-in condition. Positioned in quiet no through street with no permit on street parking just off Bootham and Burton Stone Lane, this modern character forecourted end terrace offers charm and generous accommodation in a central location with many amenities, York hospital close by and York Minster approximately ten-minutes walk away.

EPC band C rated with recent EICR, this property provides good internal and external estate - a separate hallway, two reception rooms, three upstairs bedrooms - two large doubles and one through single - private good-sized yard and brick shed.

There is also potential for future loft conversion and added extension, all making this charming home an excellent investment for first-time buyers, those relocating and landlords seeking £1300pcm standard rental income or more for multiple occupancy or holiday letting.

Entrance Vestibule
Entrance door. Door to:

Entrance Hallway
Radiator, stairs to first floor. Doors to:

Sitting/Dining Room
11'10 x 11'6 (3.61m x 3.51m)
Bay window to front, radiator, TV point, power points.

Living Room
14'5 x 10'6 (4.39m x 3.20m)
Window to rear, coving, radiator, power points.

Kitchen
8'11 x 6'11 (2.72m x 2.11m)
Window to side, fitted wall and base units, built in oven and hob, sink with draining board, space for appliances, power points. Door to:

Rear Hall
Door to courtyard

Bathroom
6'11 x 6'7 (2.11m x 2.01m)
Opaque window to side, panelled bath, wash hand basin, low level WC, fully tiled walls.

First Floor
Doors to:

Bedroom 2
14'5 x 9'10 (4.39m x 3.00m)
Window to front, radiator, power points,built in storage cupboard.

Bedroom 1
14'5 x 10'6 (4.39m x 3.20m)
Window to rear, radiator, TV point, power points, built in storage cupboard. Door to:

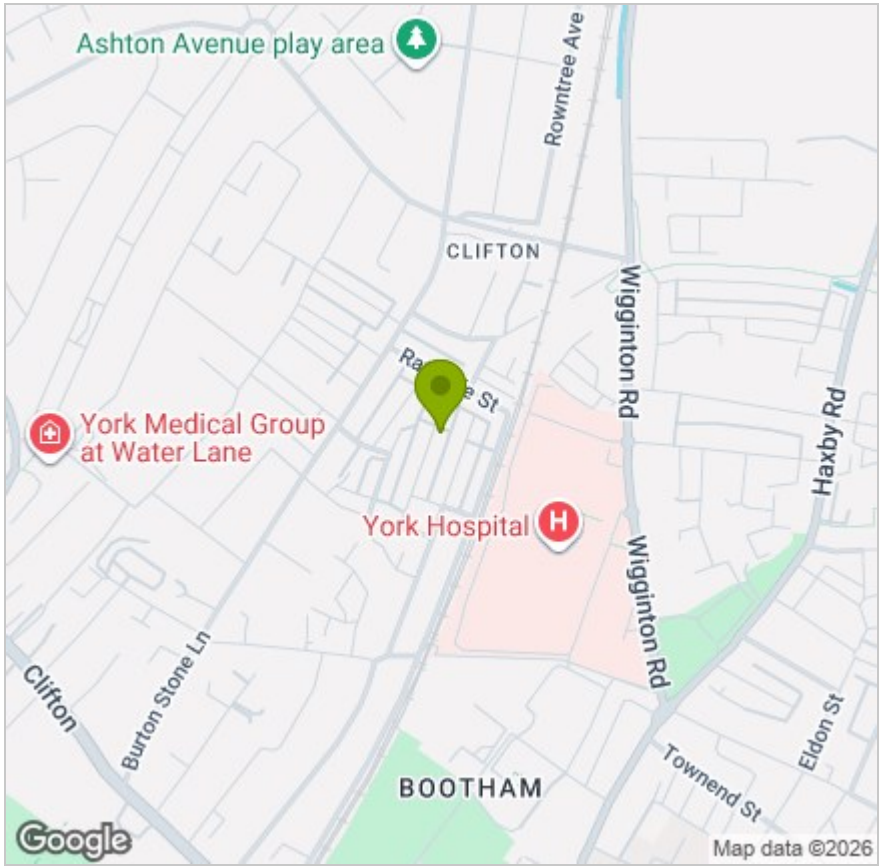
Dressing Room
8'11 x 6'11 (2.72m x 2.11m)
Window to side, radiator, wall mounted boiler.

Outside
Rear walled courtyard with brick built storage.

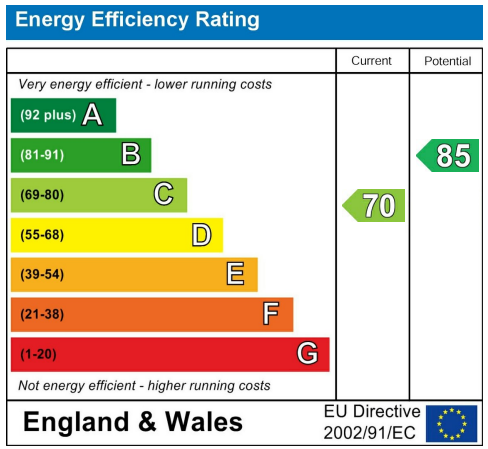
Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask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

FLOOR PLAN

LOCATION



EPC



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