



3 Smales Street Bishophill  
York, YO1 6EW  
Guide Price £375,000

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A LARGE 2 BEDROOM PERIOD MID TERRACE HOUSE IN ONE OF YORK'S MOST FAVOURED LOCATIONS SET WITHIN THE CITY WALLS ONLY A FEW MINUTES WALK FORM CITY CENTRE AMENITIES AND THE RAILWAY STATION. Providing spacious living accommodation with the benefit of gas central heating the property comprises entrance hall, front reception room, further sitting room to rear, good sized fitted kitchen leading to dining area, galleried landing, 2 large bedrooms and large first floor bathroom/w.c. Good sized walled rear courtyard. An internal viewing is recommended.

### Hallway

### Reception Room

12'5" x 11'8" (3.81m x 3.58m)

Windows to front, ceiling cornicing, attractive period style cast iron fireplace

### Living Room

11'8" x 11'3" (3.58m x 3.44m)

Window to rear, built in dresser and shelving to alcove, period style cast iron fireplace

### Kitchen

14'9" x 7'0" (4.51m x 2.14m)

Good range of modern fitted units comprising base and wall units, laminated work surfaces, built in oven and hob and space for washer and dryer, window to side and door to rear courtyard

### Dining Room

7'3" x 7'0" (2.23m x 2.14m)

Window to side

### Bedroom 1

15'3" x 12'5" (4.66m x 3.81m)

Windows to front, built in cupboard

### Bedroom 2

11'3" x 9'0" (3.44m x 2.75m)

Window to rear, built in cupboard to alcove





### Bathroom

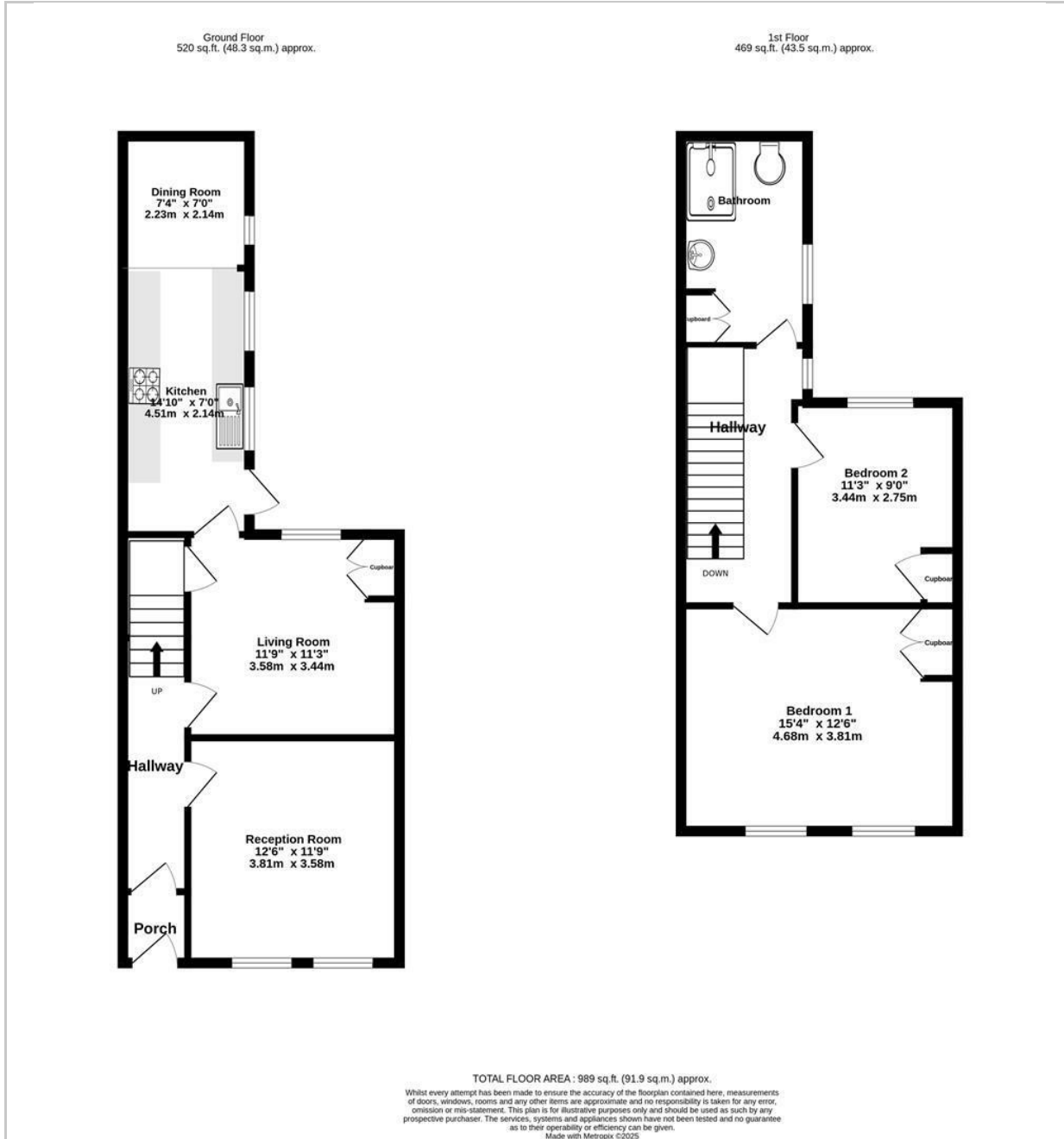
Large walk in shower, wash hand basin and w.c, window to side

### Outside

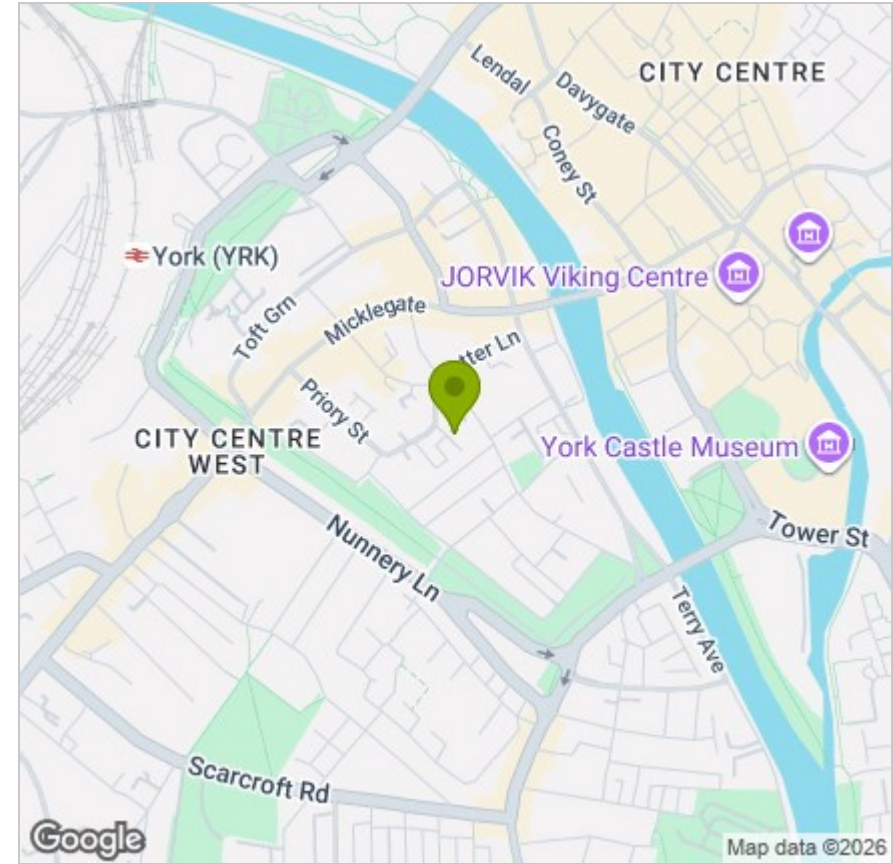
Good sized walled rear courtyard



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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