

5 Windsor Street  
York, YO23 1DN  
Guide Price £330,000

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An extended two/three bedroom period terrace house on this quiet residential street in this prime South Bank location, updated throughout to a very high standard. Close to York city centre, the railway station and the Knavesmire, the property measures approximately 1000sq ft arranged over three floors. This impressive home is sure to appeal to a variety of buyers looking for a property ready to move into with the added benefit of uPVC glazing and gas central heating. Internally it comprises entrance hallway, large open plan breakfast kitchen, separate lounge, three piece bathroom, first floor landing and two first floor double bedrooms. To the second floor is a 17' loft room with three piece en-suite shower room which could easily be adapted into a third double bedroom having the benefit already of a good sized dormer window. To the outside is a south-east facing courtyard garden with storage and gate to service alleyway. An accompanied viewing is strongly recommended.

### Entrance Vestibule and Hallway

uPVC entrance door, carpets and laminate flooring, single panelled radiator, power points, carpeted stairs to first floor.

### Lounge

10'6 x 10' (3.20m x 3.05m)  
uPVC window to front, wall mounted electric fire, power points, TV point, carpet

### Dining Area

10'3 x 13'7 (3.12m x 4.14m)  
Single panelled radiator, power points, laminate flooring. Opening to:

### Breakfast Kitchen Area

12'7 x 8'10 (3.84m x 2.69m)  
uPVC door to courtyard, velux, fitted wall and base units with counter top and breakfast bar, electric oven and hob, space and plumbing for appliances, one and a half stainless steel sink and draining board, double panelled radiator, power points, laminate flooring





### Bathroom

uPVC opaque window to side, panelled bath with mixer tap, low level WC, wash hand basin, towel rail/radiator, extractor fan, vinyl flooring

### First Floor Landing

Carpet, panelled doors to:

### Bedroom 1

13'3 x 10'7 (4.04m x 3.23m)

uPVC window to rear, storage cupboard housing gas combination boiler, radiator, power points, carpet, stairs to loft room (potential bedroom 3)

### Bedroom 2

13'3 x 10'5 (4.04m x 3.18m)

uPVC window to front, storage cupboard, radiator, power points, carpet

### Loft Room/Bedroom 3

17' x 12' (5.18m x 3.66m)

Velux to front, uPVC window to rear, radiator, power points, eaves storage

### En-Suite

Opaque uPVC window to rear, walk-in shower cubicle, wash hand basin, low level WC, towel rail/radiator, extractor fan, vinyl flooring

### Outside

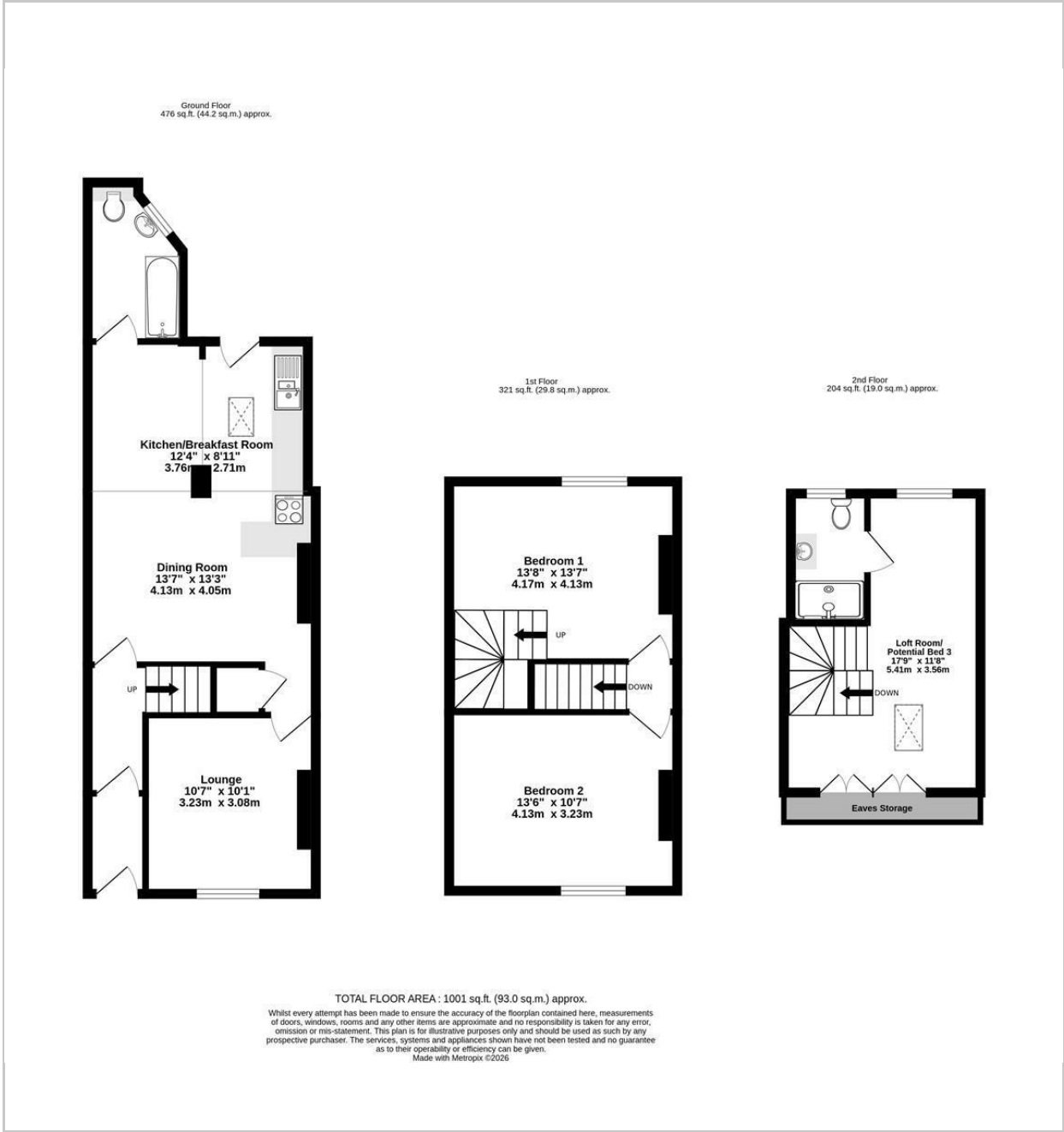
Rear courtyard with brick boundary wall, storage and gate to service alleyway

### Agents Note:

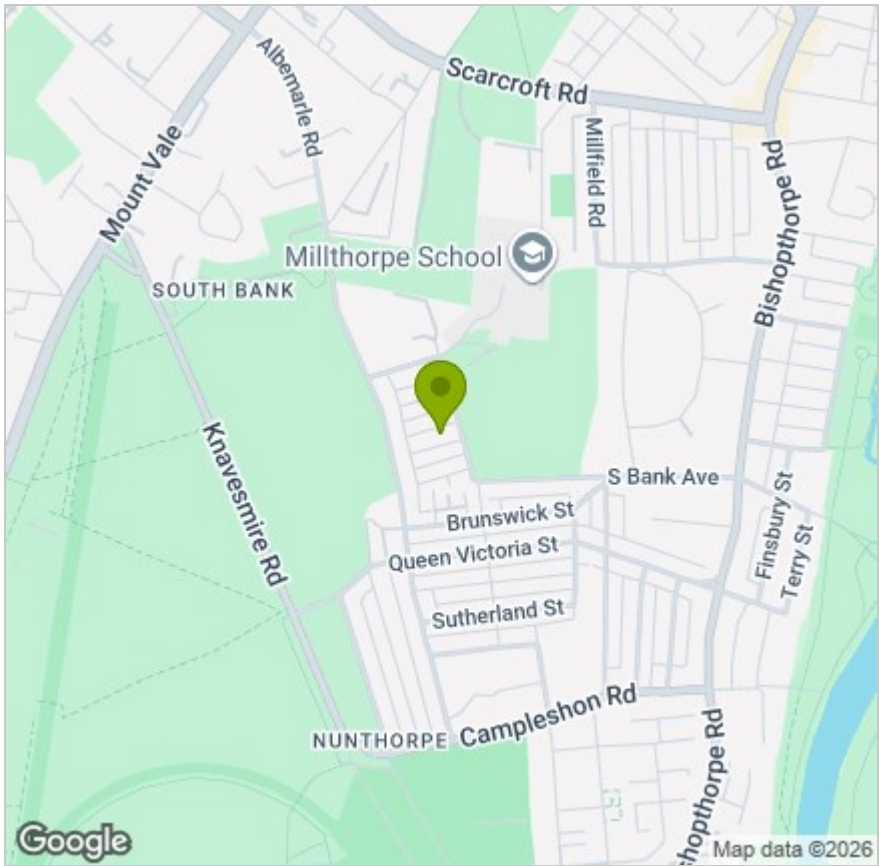
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FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 78        |
| (55-68) <b>D</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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