



45a Dale Street
York, YO23 1AE
£399,500

A superb three bedroom period end terrace on this popular and convenient residential street off Nunnery Lane and close to Bishopthorpe Road, popular schools and amenities. Arranged over three floors and benefitting from a fabulous open plan dining kitchen, this quality house is sure to appeal to a range of buyers looking for a turnkey purchase.

Internally it comprises: lounge, separate study area, three piece shower room, impressive dining kitchen with island and bi-fold doors, first floor landing, two first floor bedrooms, three piece shower room, second floor landing and third bedroom. To the outside is a front forecourt whilst to the rear there is a paved courtyard with brick boundary wall and side gate for access.

Please call Churchills Estate Agents today!

Lounge

10'10 x 10' (3.30m x 3.05m)

Composite entrance door, slide sash window to front, column radiator, television points, power points LVT flooring, oak door to:

Study

LVT flooring, power points, column radiator

Shower Room

8'11 x 3'6 (2.72m x 1.07m)

Walk in tiled shower enclosure, low level w.c, wash hand basin, double panelled radiator, recessed spotlights, extractor fan

Kitchen/Dining Room

31'3 x 10' (9.53m x 3.05m)

Dining area: column radiator, LVT flooring, stairs to first floor

Kitchen: fitted wall and base units with Silestone quartz top, one and a half sink and draining board with mixer tap over, built in appliances including: electric oven, hob, microwave, fridge/freezer, slimline dishwasher, washing machine, Velux windows, recessed spotlights, bi-fold doors to courtyard, radiator





First Floor Landing

Carpeted floors, power points, double panelled radiator, stairs to second floor

Bedroom 1

10' x 10 (3.05m x 3.05m)

Slide sash window to front, double panelled radiator, carpets, power points, spotlights

Shower Room

Walk in tiled shower enclosure, low level w.c, wash hand basin, double panelled radiator, recessed spotlights, extractor fan

Bedroom 2

10' x 9'2 (3.05m x 2.79m)

uPVC slide sash window to rear, double panelled radiator, carpets, power points

Second Floor Landing

Velux window, carpet, oak door to:

Bedroom 3

15'5 x 10 (4.70m x 3.05m)

Velux windows to front and rear, eaves storage, double panelled radiator, carpets, power points, spotlights

To the outside

To the outside is a traditional front forecourt whilst to the rear there is a paved courtyard with brick boundary wall and side gate for access.

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

