



14 Chatsworth Terrace  
York, YO26 4RZ  
Guide Price £260,000

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## NO ONWARD CHAIN

A 3-bedroom mid-townhouse located on this quiet residential street off Poppleton Road convenient for York City Centre and the railway station. Maintained to a very good standard throughout and benefitting from uPVC double glazing and gas central heating; the property is ready to move into and would suit a variety of buyers.

It fully comprises entrance hallway, lounge, 15 ft dining kitchen, rear hall/utility, first floor landing, three first floor bedrooms and three piece house bathroom.

To the outside there is low maintenance rear courtyard with gate for access.

An internal viewing is strongly recommended.

### Entrance Hallway

### Lounge

uPVC window to front, electric fire with surround, double panelled radiator, laminate flooring, power points, television points

### Dining Kitchen

uPVC window to rear, fitted wall and base units with counter top, stainless steel sink and draining board and mixer tap, space and plumbing for appliances, vinyl flooring, power points, radiator, understairs cupboard

### Rear Hallway

Glazed uPVC door to courtyard, vinyl flooring, and power points, store areas for gas wall mounted boiler, window to rear; stairs to:

### First Floor Landing

Carpets, power points

### Bedroom 1

uPVC window to rear, fitted wardrobe, double panelled radiator, carpets, power points





### **Bedroom 2**

Two windows to front, two double panelled radiators, carpets and power points

### **Bedroom 3**

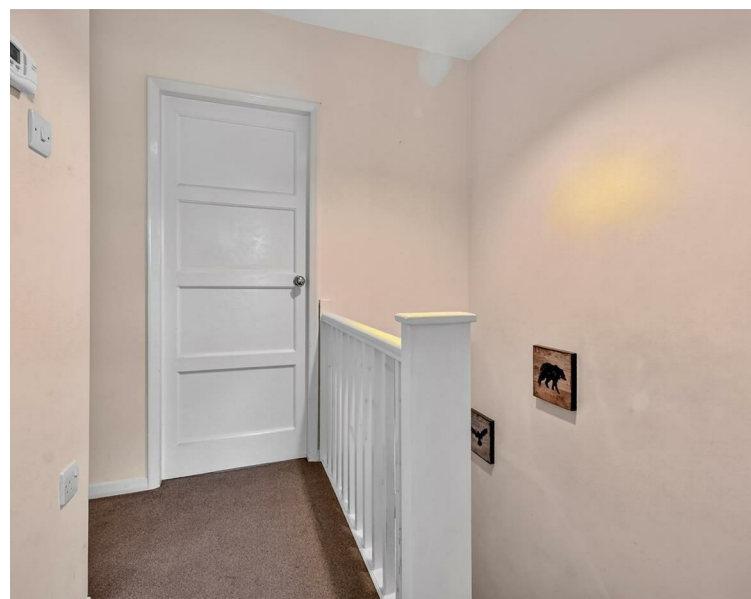
Two windows to front, carpets, power points, storage cupboard

### **House bathroom**

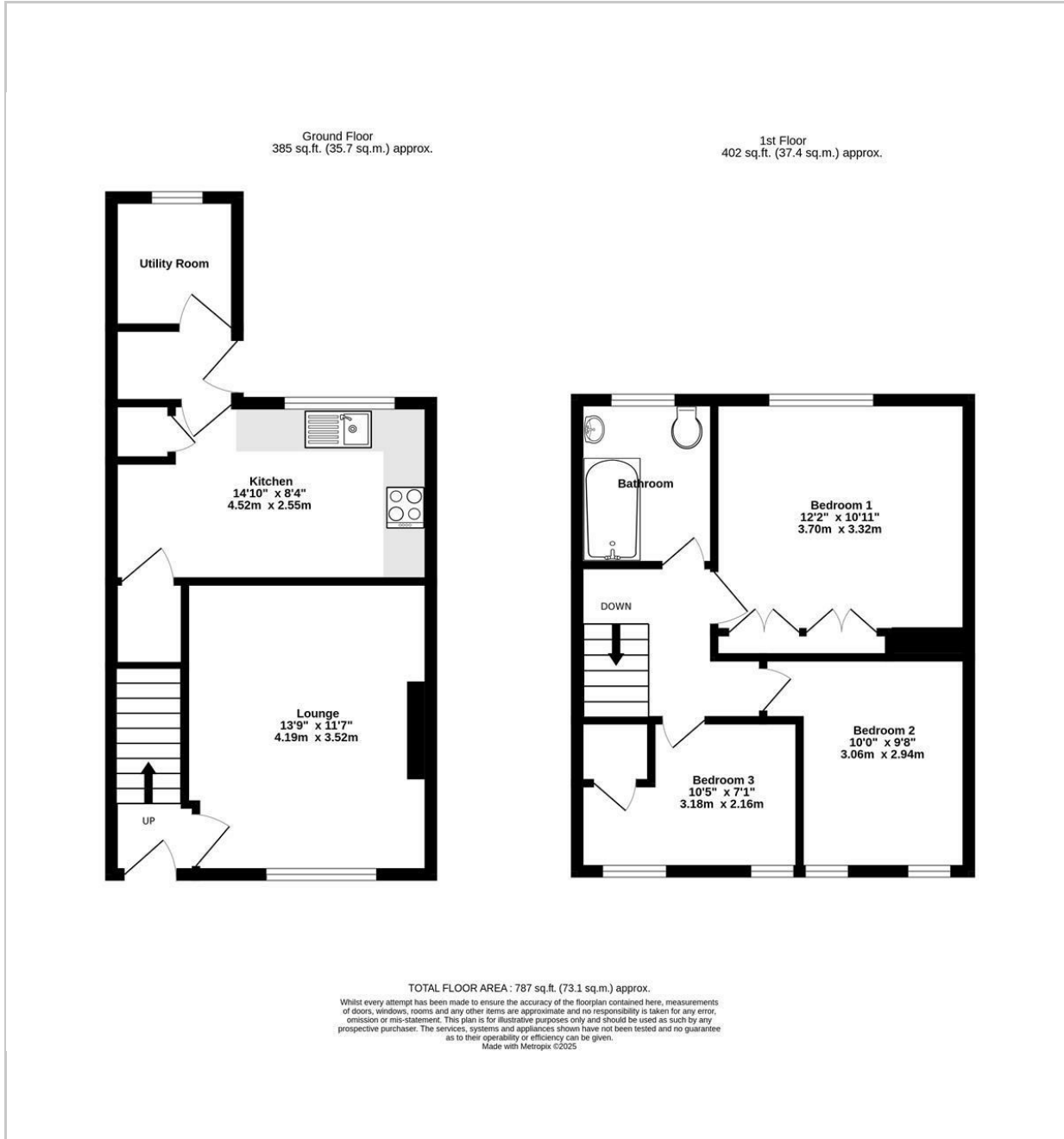
Panelled bath with electric shower over, low level w.c, pedestal wash hand basin; tiled walls and floor, extractor fan.

### **To the outside**

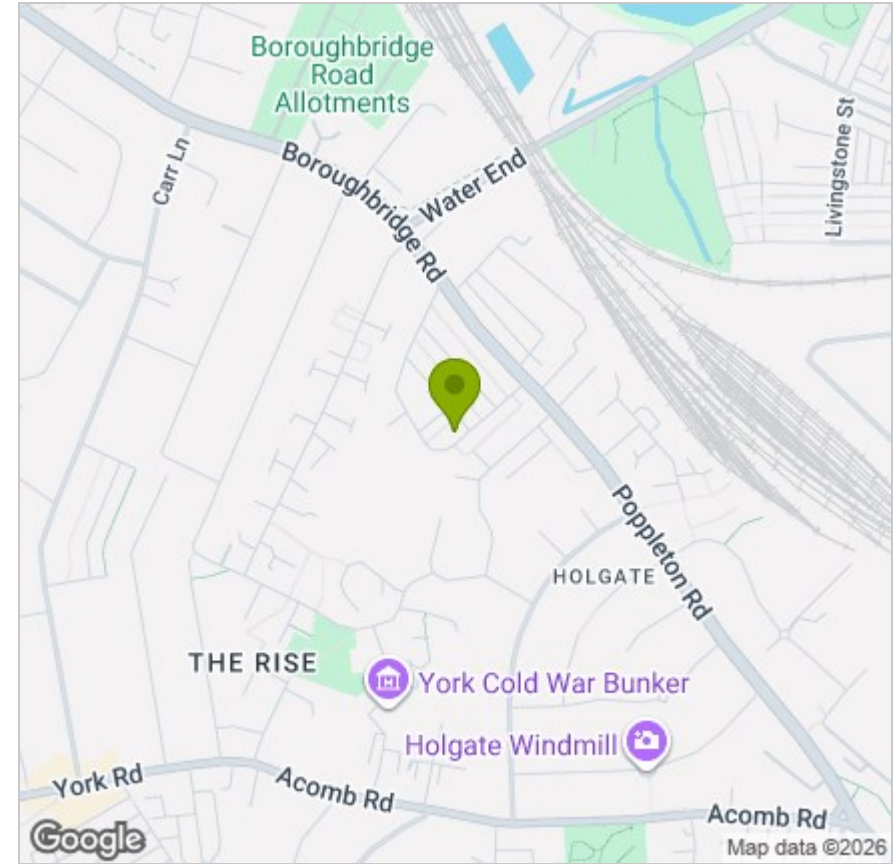
Low maintenance rear courtyard with patio, fence and brick boundary, leading to alleyway



# 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>                            |                         | <b>68</b> |           |
| (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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