



84 Sutherland Street
York, YO23 1HQ
Selling Price £270,000

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A SUPERB FIRST TIME PURCHASE. A larger than average 2 bedroom period mid terrace house in this sought after location close to the racecourse and within easy reach of the areas popular local amenities and the city centre. The property has the benefit of gas central heating (a new Ideal boiler was fitted two years ago) and double glazing and comprises entrance vestibule and hallway, lounge, separate dining room, modern fitted kitchen, bathroom with newly fitted white suite, landing, 2 double bedrooms. Walled rear courtyard.

Entrance vestibule

Entrance door. Doors to

Hall

Stairs to first floor. Doors to

Lounge

13'7" x 12'1" (4.14m x 3.68m)

Window to front, ceiling cornicing

Dining Room

10'6"x 8'7" (3.20mx 2.62m)

Window to rear, arched alcove with shelving. Door to

Kitchen

10'6" x 7'2" (3.20m x 2.18m)

Modern fitted units comprising base and wall units, work surfaces, sink unit, plumbing for washing machine, window to side, wall mounted boiler with 10 year guarantee installed around 2 years old, door to rear yard. Door to

Bathroom

Newly fitted white suite comprising panelled bath with shower over and shower screen, vanity unit housing wash hand basin and w.c., window to side

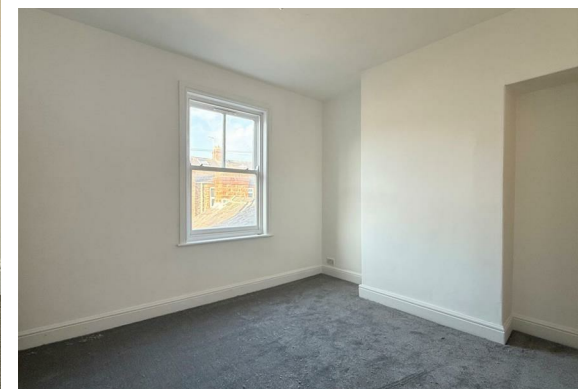
Landing

Doors to

Bedroom 1

12'1" x 10'6" (3.68m x 3.20m)

Double bedroom with window to front





Bedroom 2

12'1" x 10'7" (3.68m x 3.23m)

Double bedroom with window to rear

Outside

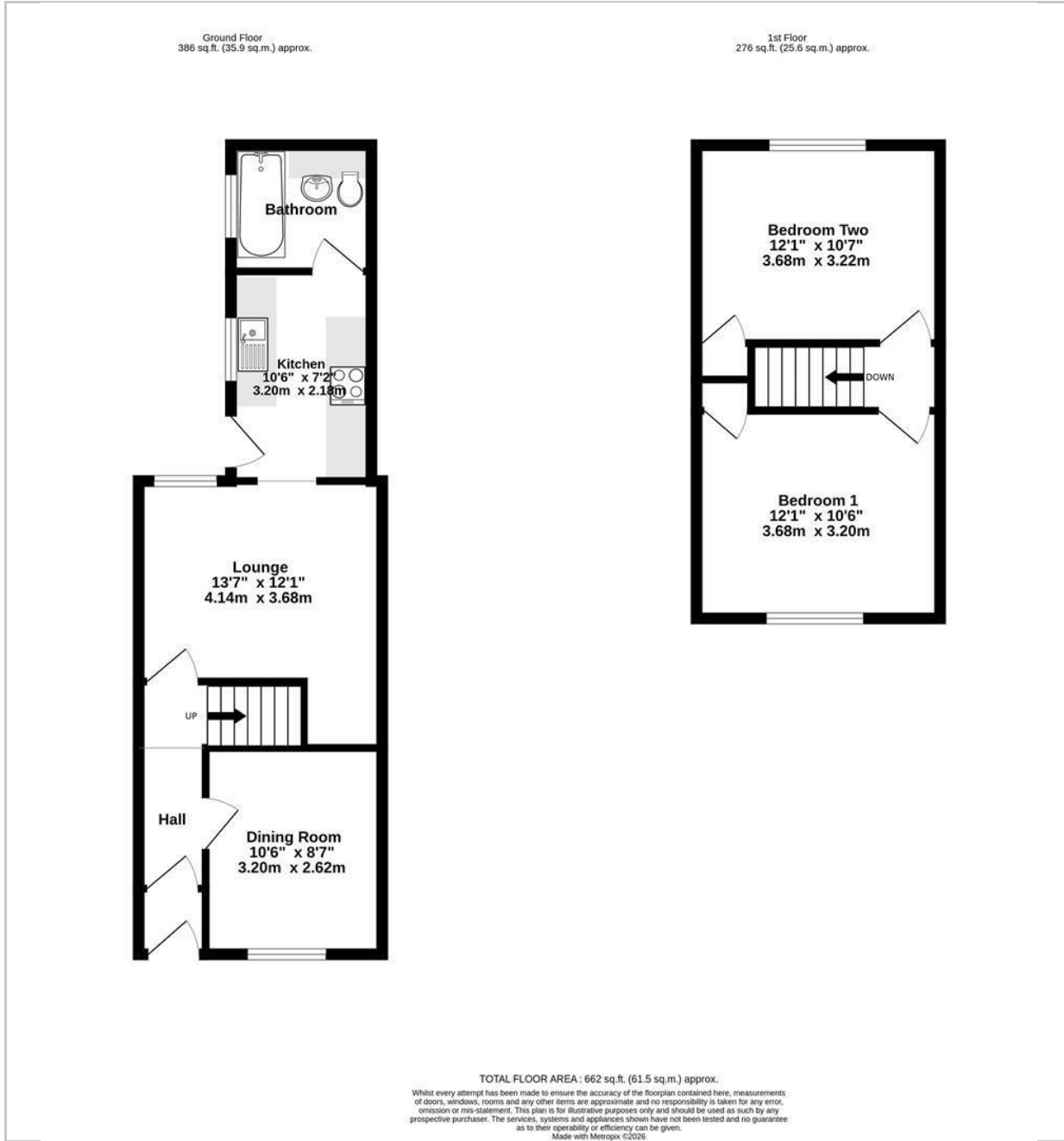
Walled rear courtyard with brick boundary wall and gate giving access to rear lane

Agents Note

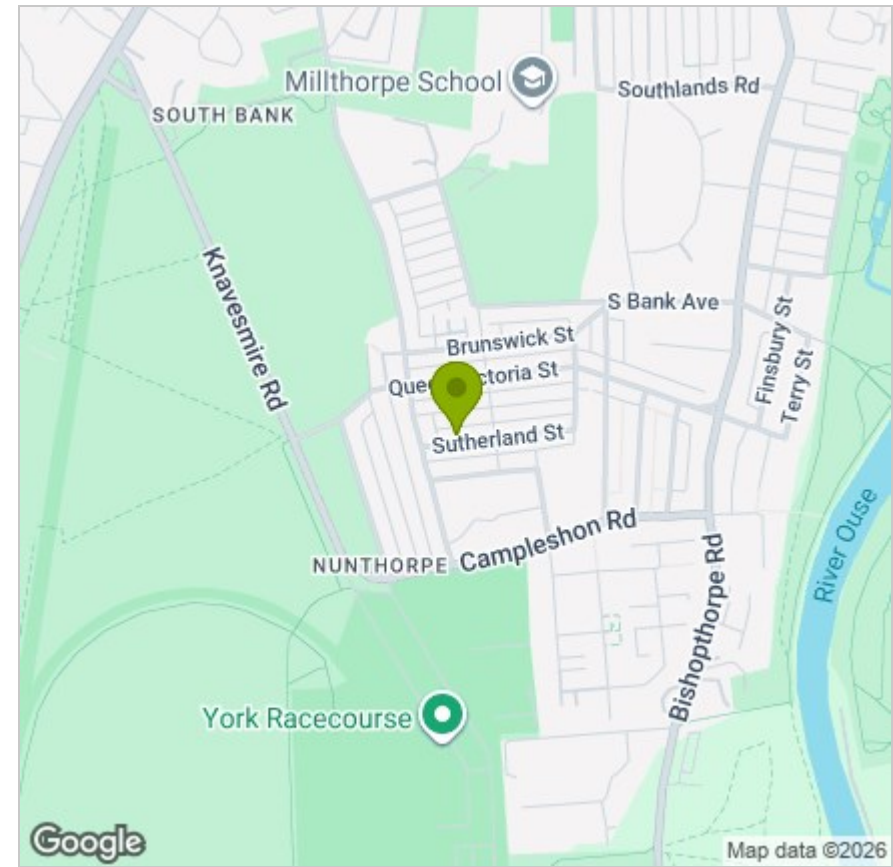
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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