



16 Cleveland Street  
York, YO24 4BS  
Guide Price £295,000

**NO ONWARD CHAIN** - Churchills Estate Agents are delighted to offer for sale this two double bedroom period mid terrace house within this central and highly desirable location of Holgate, convenient for easy access to the railway station as well as a short distance to York city centre. This well cared for property has the added benefits of uPVC double glazing and gas central heating and has the potential to be extended further (subject to necessary planning). Internally the bright and airy living accommodation comprises entrance hallway, lounge, dining room, fitted kitchen, first floor galleried landing, two double bedrooms and a three piece house bathroom. To the outside is a rear walled courtyard with useful brick store and gate to rear. The house is also adjacent to Holgate Community garden with views towards the city. An internal viewing of this superb home is highly recommended.

### Entrance Hallway

Entrance door, stairs to first floor. Carpet. Panelled door to:



### Dining Room

11'10 x 11'0 (3.61m x 3.35m)  
uPVC double glazed window to rear, open fire with surround, double panelled radiator, power points. Carpet.



### Lounge

11'0 x 10'7 (3.35m x 3.23m)  
uPVC double glazed window to front, coving, double panelled radiator, TV point, power points. Carpet.



### Kitchen

uPVC door to courtyard, uPVC double glazed window to side. understairs cupboard, one and a half stainless steel sink and draining board with mixer tap, space and plumbing for appliances, double panelled radiator, power points. Vinyl flooring.

### First Floor Landing

Loft access. Carpet. Doors to:





### **Bedroom 1**

14'5 x 11'0 (4.39m x 3.35m )

uPVC double glazed window to front, fitted wardrobes, double panelled radiator, power points. Carpet.

### **Bedroom 2**

11'10 x 8'10 (3.61m x 2.69m)

uPVC double glazed window to rear, fitted cupboard, period fireplace, double panelled radiator, power points. Carpet.

### **Bathroom**

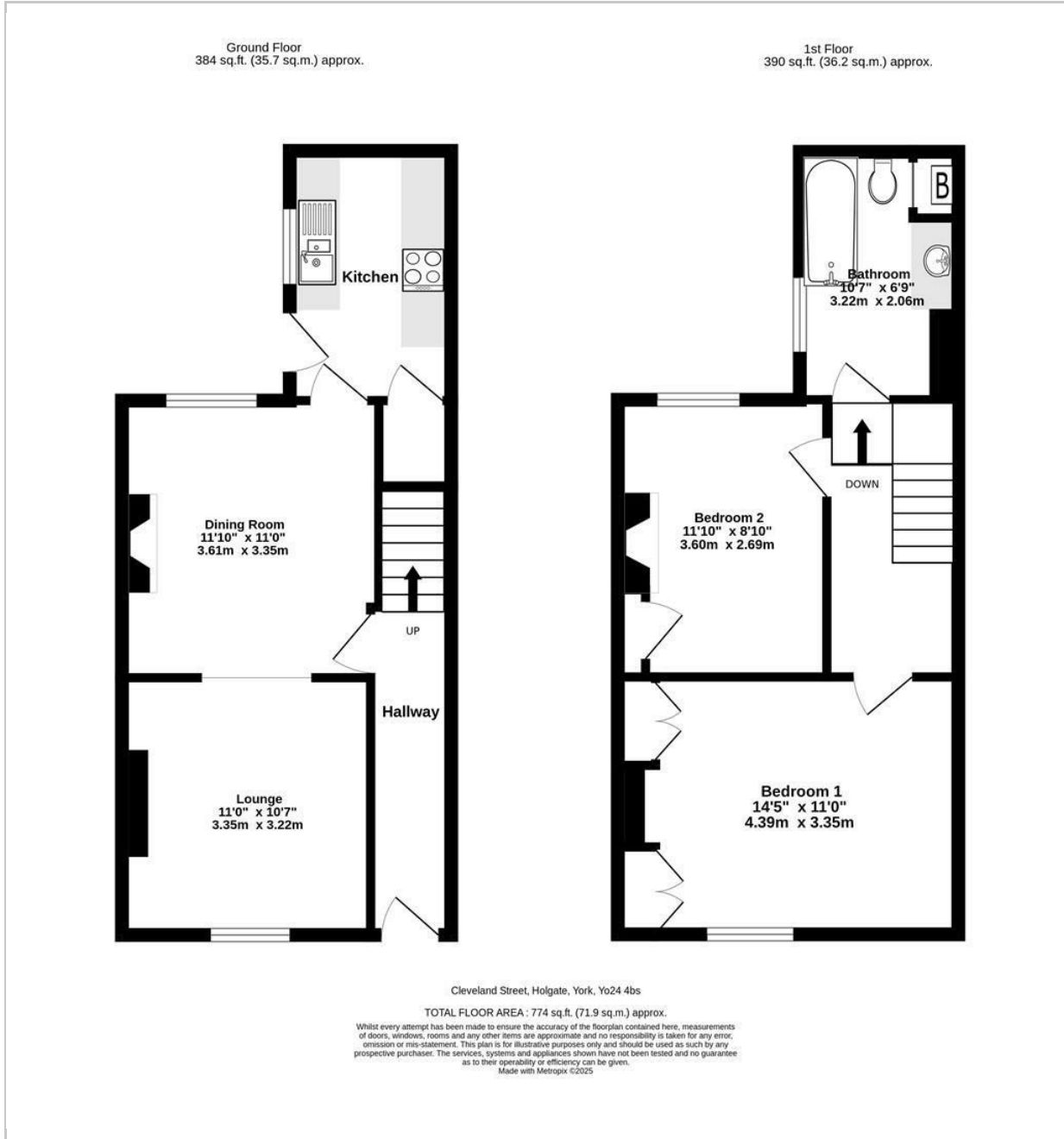
Opaque uPVC double glazed window to side, panelled bath with electric shower over, wash hand basin, low level WC, double panelled radiator, storage cupboard housing gas combination boiler, part tiled wall, extractor fan. Vinyl flooring.

### **Outside**

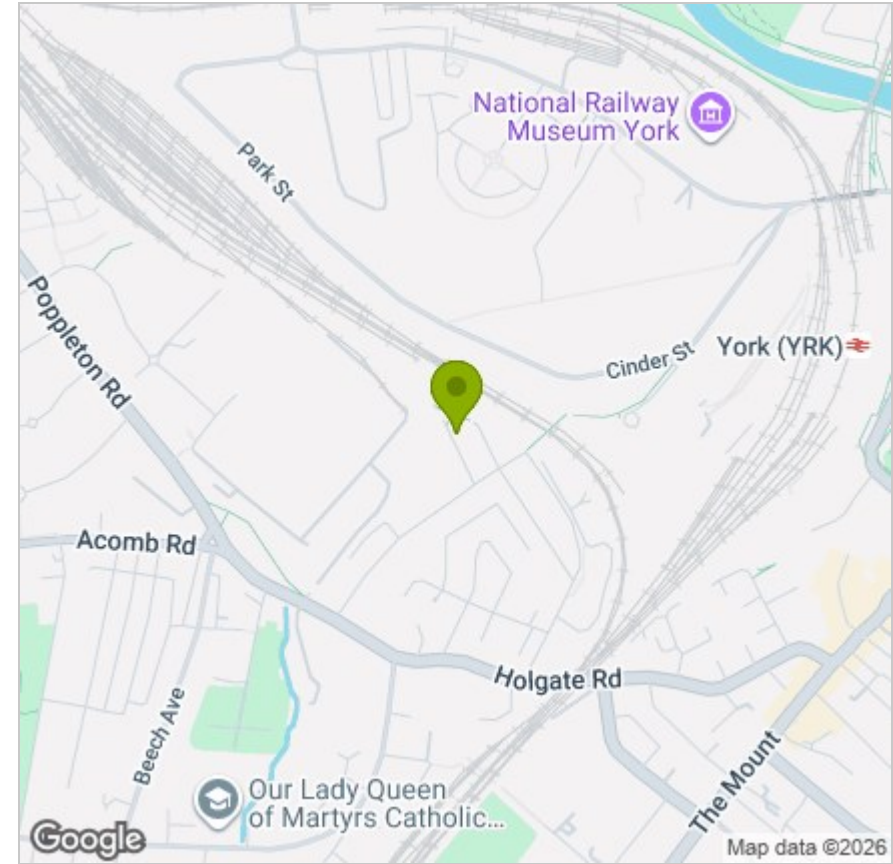
Rear walled courtyard with paved areas, flower borders, brick store and gate to rear.



# 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>			<b>81</b>
(55-68) <b>D</b>		<b>59</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.