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Permit Holders  
10.30  
No parking within  
1 hour

56 Thorpe Street  
York, YO23 1NL  
Guide Price £450,000

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## NO ONWARD CHAIN!

A highly impressive three bedroom three storey forecourted town house retaining an abundance of period features. Located off Scarcroft Road and close to Rowntree Park, Bishopthorpe shopping parade and York city centre. Located on Thorpe Street, This well cared for property has undergone a period of refurbishment over the years to create a quality characterful home. Internally it fully comprises: entrance vestibule, entrance hallway with encaustic tiling, lounge with bay window and fitted shutters, dining room with multifuel burner, fitted kitchen, first floor galleried landing, two first floor double bedrooms with fitted wardrobes, four piece house bathroom, second floor landing and third double bedroom. To the outside there is a traditional front forecourt with railings and gate, whilst to the rear there is a walled courtyard garden with storage and gate to service alleyway. An accompanied viewing of this superb house is strongly recommended.

### Entrance Vestibule

Bespoke entrance door, carpeted floors, glazed panel door to



### Entrance Hall

Encaustic tiling, coving, corbels, dado rail, double panelled radiator, carpeted stairs to first floor, glazed panelled door to dining room



### Dining Room

12'8" x 11'8" (3.86m x 3.56m)

Multifuel burner, fire surround, timber framed double glazed French doors to courtyard, fitted storage, understairs cupboard, laminate flooring, power points

### Lounge

13' x 11'4" (3.96m x 3.45m)

Timber framed double glazed sliding sash windows to front with shutters, column radiator, laminate flooring, power points, television point, ceiling rose, coving





### **Kitchen**

14'2" x 7'3" (4.32m x 2.21m)

Two slide sash uPVC windows to side, original pantry window, fitted wall and base units with counter tops, double Belfast sink and mixer tap, space and plumbing for appliances, free standing dual fuel range cooker, tiled flooring, towel radiator, recess spotlights, power points

### **First Floor Landing**

Spindle balustrade, laminate flooring, stairs to second floor, original slide sash window to side, cupboards

### **Bedroom 1**

14'8" x 11'2" (4.47m x 3.40m)

Slide sash window to front with shutters, fitted wardrobes, laminate flooring, single panelled radiator, power points

### **Bedroom 2**

12'8" x 9'2" (3.86m x 2.79m)

Window to rear, fitted wardrobes, laminate flooring, power points,

### **Bathroom**

Four piece suite comprising roll top bath, corner shower cubicle, low level w.c., pedestal wash basin, double glazed slide sash windows to side, part tiled walls, tiled flooring, towel radiator, recessed spotlights

### **Second Floor Landing**

Velux to front, eaves storage, power points, door to

### **Bedroom 3**

16'3" x 10'3" (4.95m x 3.12m)

Velux windows to front and rear, eaves storage, double panelled radiator, power points, laminate flooring

### **To the outside**

Traditional front forecourt with railings and gate, walled rear courtyard garden, outdoor storage, gate to service alleyway, outside tap

### **Agents Note**

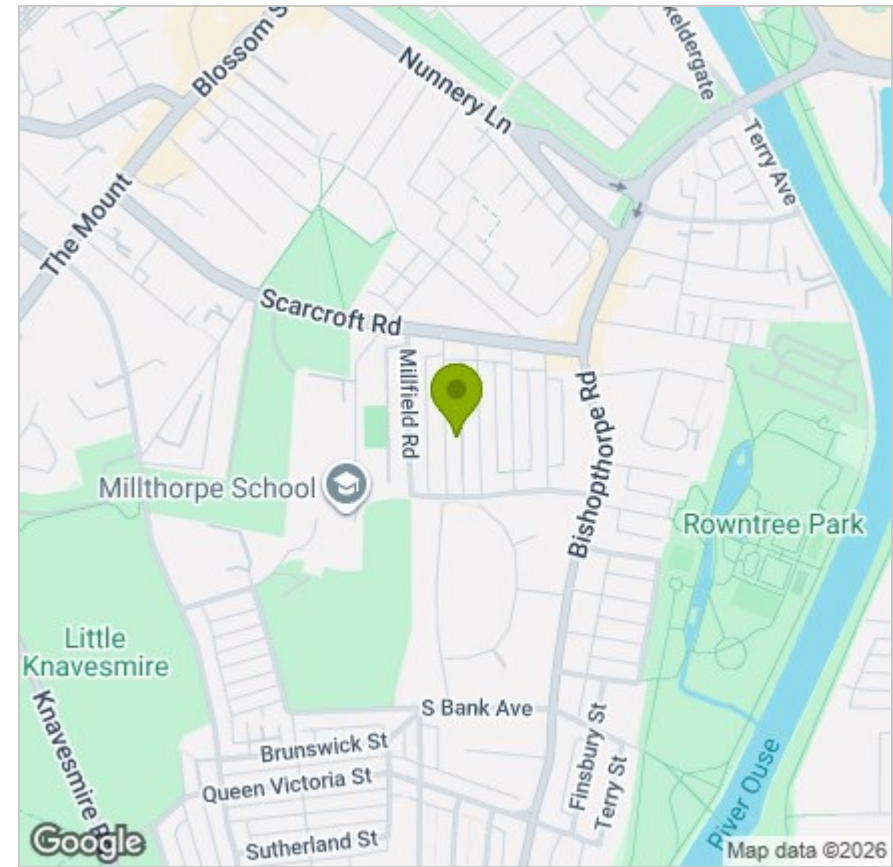
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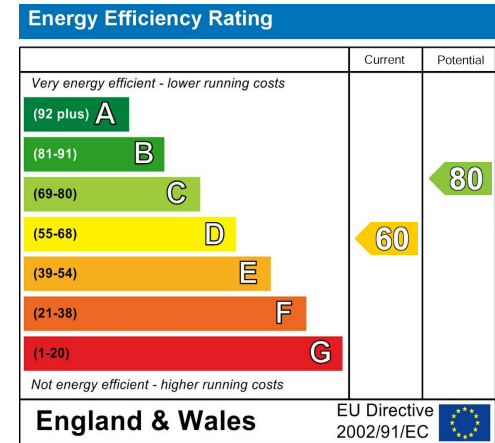
# FLOOR PLAN



# LOCATION



## EPC



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