


# 45 Newborough Street Bootham

York, YO30 7AS

**Guide Price £250,000**

2 | 1 | 2 | D

A FABULOUS, LARGER THAN AVERAGE 2 BEDROOM CORNER PERIOD TOWN HOUSE SET IN THIS SOUGHT-AFTER LOCATION, JUST OFF BOOTHAM AND WITHIN EASY REACH OF THE RAILWAY STATION AND YORK'S MANY CITY CENTRE AMENITIES. The property has been upgraded throughout to provide bright and spacious living accommodation, benefiting from gas central heating and uPVC double glazing. Further recent improvements include a new slate roof installed approximately two months ago and a newly fitted modern bathroom. The property comprises entrance hall, large living room, separate dining room with feature fireplace, 14' kitchen with recently installed modern fitted units including built-in oven and hob, utility room, newly fitted bathroom with modern suite, landing and 2 large double bedrooms. There is also a good-sized walled courtyard to the rear. NO FORWARD CHAIN.
An internal viewing is highly recommended.







## Hall
Entrance door. Opening to dining room

## Lounge
15'2 x 9'8 (4.62m x 2.95m)
Spacious living room with 2 windows to front. period fireplace

## Dining Room
12'2 x 11'8 (3.71m x 3.56m)
Window to rear, period style fireplace, stairs to first floor. Doorway to



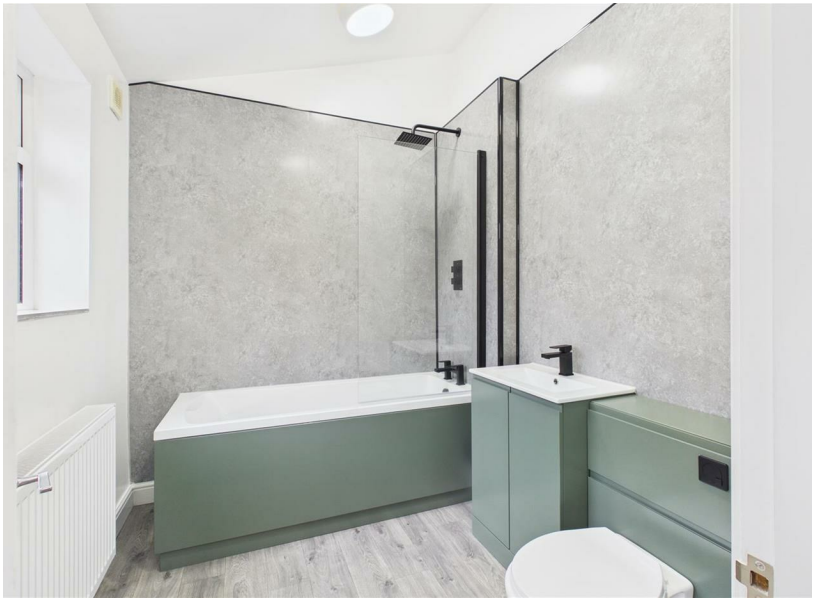
## Kitchen
14' x 7' (4.27m x 2.13m)
Good sized kitchen with range of fitted units including base, wall and larder unit, work surfaces, built in electric oven and hob, 2 windows to side. Door to



## Utility Room
Plumbing for washer and space for dryer. Door to rear yard. Door to









## Bathroom
Modern recently fitted suite comprising panelled bath with shower above, vanity unit housing wash hand basin and w.c., window to side.

## Landing
Doors leading to

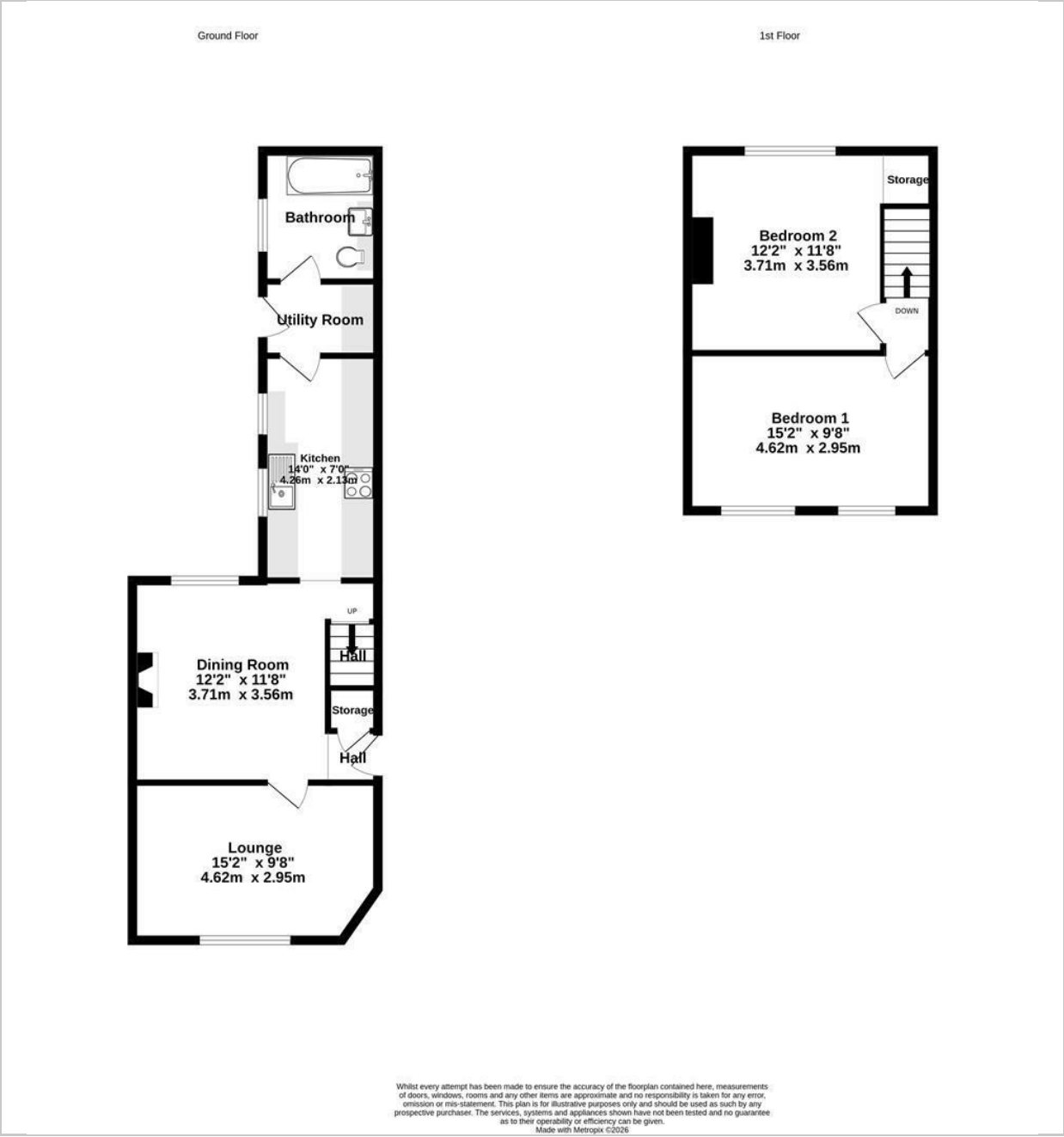
## Bedroom 1
15'2 x 9'8 (4.62m x 2.95m)
Large double bedroom with two windows to front

## Bedroom 2
12'2 x 11'8 (3.71m x 3.56m)
Another good sized double bedroom with window to rear and open storage cupboard

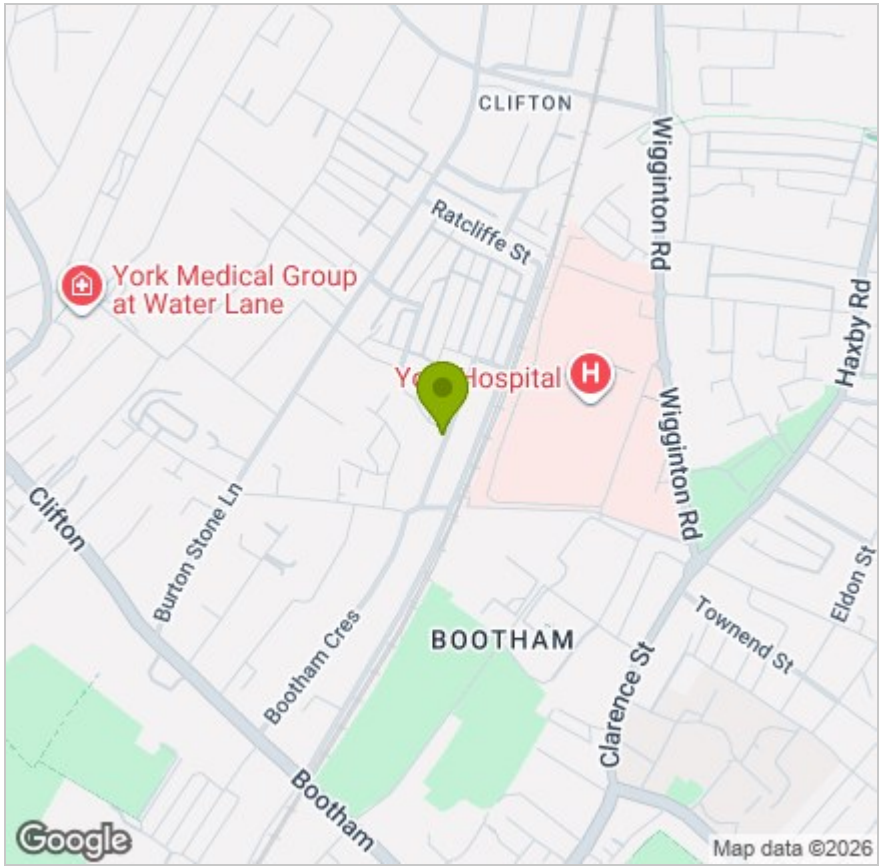
## Outside
Good sized walled rear courtyard with covered store and gate giving access to rear

## 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.

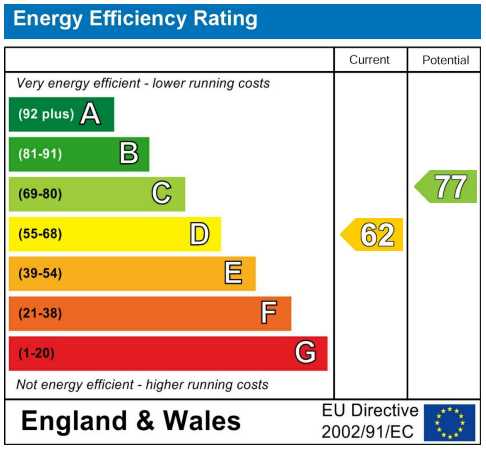
## FLOOR PLAN




## LOCATION




## EPC




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk