



20 Cromwell Road
York, YO1 6DU
Guide Price £750,000

 5  2  2  D

A tremendous opportunity to purchase a substantial five bedroom end-of-terrace house and garden within York's Bishophill area with views towards York's historic city walls, Ousegate Bridge and from the upper floors, York Minster. Located on the corner of Cromwell Road and Baile Hill Terrace, this well cared for family sized home contains an abundance of period features throughout together with modern slide sash uPVC double glazing and gas central heating. An internal inspection of this truly remarkable property is recommended to appreciate its qualities and unique views. The well cared for living accommodation comprises: entrance hallway, lounge with bay window, breakfast/dining room, fitted kitchen with downstairs cupboard (formally ground floor w.c.), first floor galleried landing, three first floor double bedrooms, three piece bathroom, second floor landing, two further double bedrooms and a further three piece shower room. To the outside is a traditional front and side forecourt and to the rear is a lawned courtyard garden with patio, timber storage shed and gate to side. Please call Churchills Estate Agents today!

Entrance Hallway

Coving, corbels, dado rail, ceiling rose, single panelled radiator, carpeted stairs to first floor landing



Lounge

15'8 x 13'6 (4.78m x 4.11m)

uPVC slide sash bay window to front, slide sash window to side, period fire with surround, double panelled radiator, coving, ceiling rose, carpets, television points, power points



Breakfast/Dining Room

13'11 x 13'10 (4.24m x 4.22m)

Bay window to side, fire with surround, double panelled radiator, carpets, power points

Kitchen

12'6 x 11'9 (3.81m x 3.58m)

Windows to side and rear, door to garden, fitted wall and base units with counter top, stainless steel sink and draining board, gas hob and electric oven, built in dishwasher, washing machine/dryer, plumbing and spaces for appliances, double panelled radiator, vinyl flooring, power points, recessed spotlights, downstairs cupboard (plumbing and power previously for downstairs w.c.)



First Floor Landing

Carpeted floors, dado rail, power points, stairs to second floor





Bedroom 1

13'8 x 11'6 (4.17m x 3.51m)

uPVC slide sash window to dual aspect, fire with surround, storage cupboard, double panelled radiator, carpets, power points, fitted wardrobes and double doors to

Bathroom

9'7 x 6 (2.92m x 1.83m)

Opaque uPVC slide sash window to front, panelled bath with shower head over, low level w.c., pedestal wash hand basin, bidet, part-tiled walls, vinyl flooring, single panelled radiator

Bedroom 2

12'6 x 11'3 (3.81m x 3.43m)

uPVC window to side, period fireplace, carpets, power points, double panelled radiator

Bedroom 3

14' x 9'5 (4.27m x 2.87m)

uPVC slide sash window to side, period fire with surround, single panelled radiator, cupboard, carpet, power points

Second Floor Landing

Velux window, carpeted floors, loft access, door to

Bedroom 4

13'7 x 12'4 (4.14m x 3.76m)

uPVC slide sash windows to dual aspect, period fire with surround, double panelled radiator, carpets, storage cupboard, power points

Bedroom 5

13'8 x 9'10 (4.17m x 3.00m)

uPVC slide sash window to side, period fire, storage cupboard, carpets, power points

Shower Room

9'7 x 5'6 (2.92m x 1.68m)

uPVC opaque slide sash window to front, walk in shower cubicle, low level w.c., pedestal wash hand basin, double panelled radiator, part-tiled walls, vinyl flooring

Outside

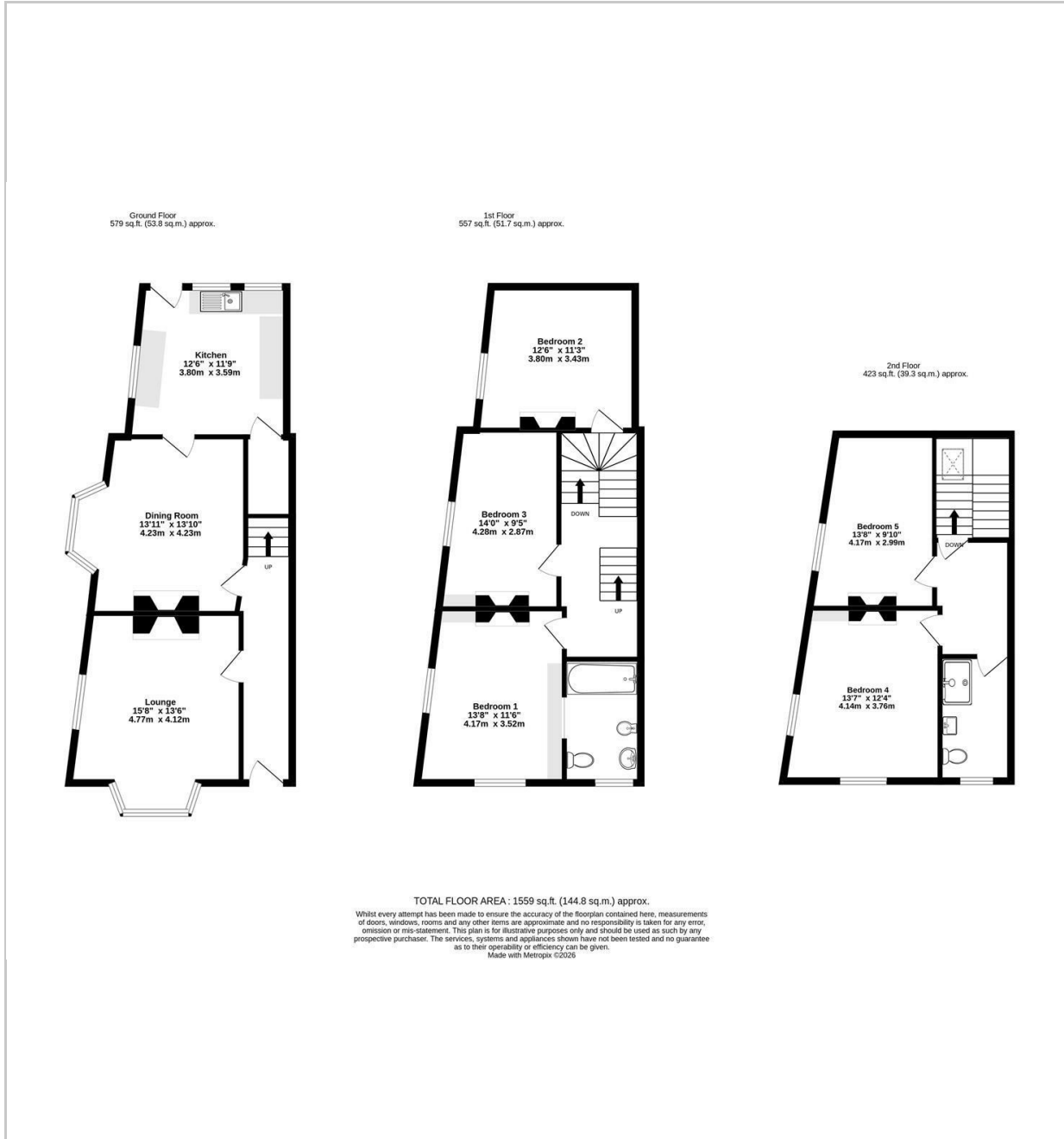
Traditional front and side forecourt, rear walled courtyard garden with patio and lawn, traditional gate to side, timber storage shed, outside tap, mature shrubbery and flower borders

Agents Note:

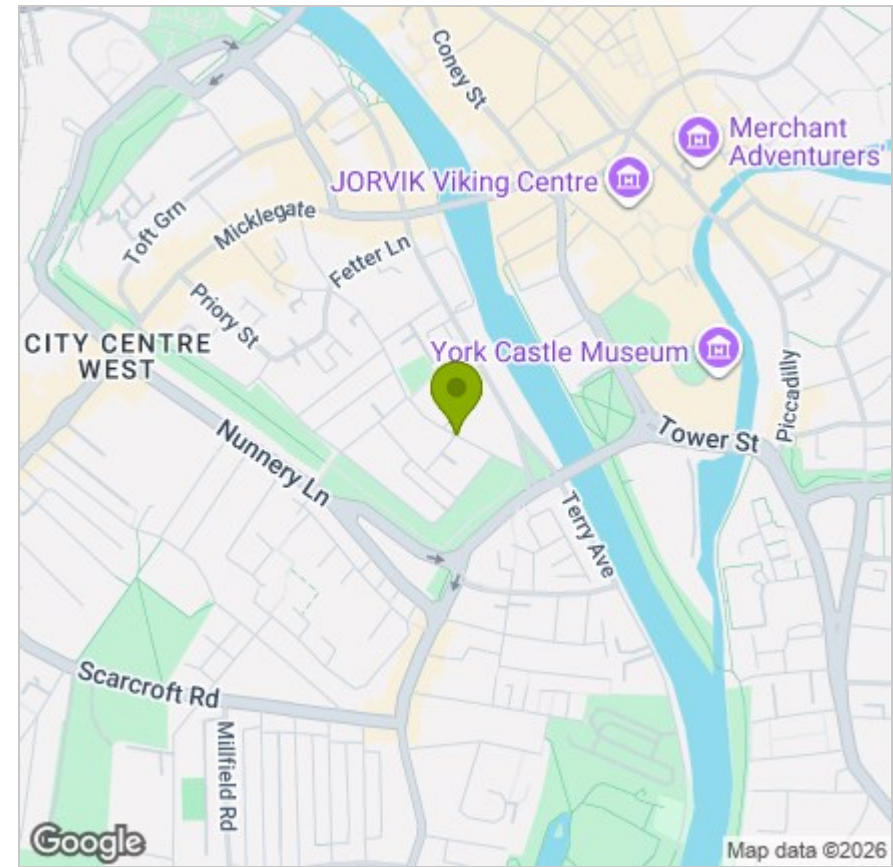
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



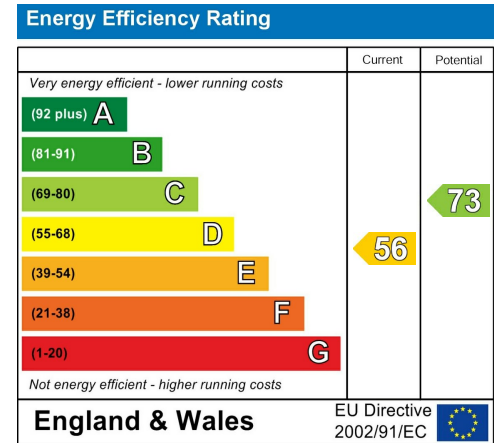
FLOOR PLAN



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