



70 Russell Street
York, YO23 1NW
Guide Price £375,000

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NO ONWARD CHAIN!

A characterful two bedroomed forecourt period terrace within this quality residential area moments from Bishopthorpe Road shopping parade, Rowntree park as well as York city centre and railway station.

Retaining plenty of original features, this well presented property comprises; entrance vestibule, entrance hallway, lounge with bay window, fitted kitchen, first floor landing, two bedrooms and a three piece house bathroom.

To the outside is a traditional front forecourt with rear walled courtyard garden and gate to service alleyway.

An accompanied viewing is strongly recommended.

Entrance Hallway

Lounge

11'4" x 9'8" (3.45m x 2.95m)

Dining Room

13'1" x 9'9" (3.99m x 2.97m)

Kitchen

First Floor Landing

Bedroom 1

13'1" x 11'5" (3.99m x 3.48m)

Bedroom 2

9'9" x 5'11" (2.97m x 1.80m)

Bathroom

To the outside

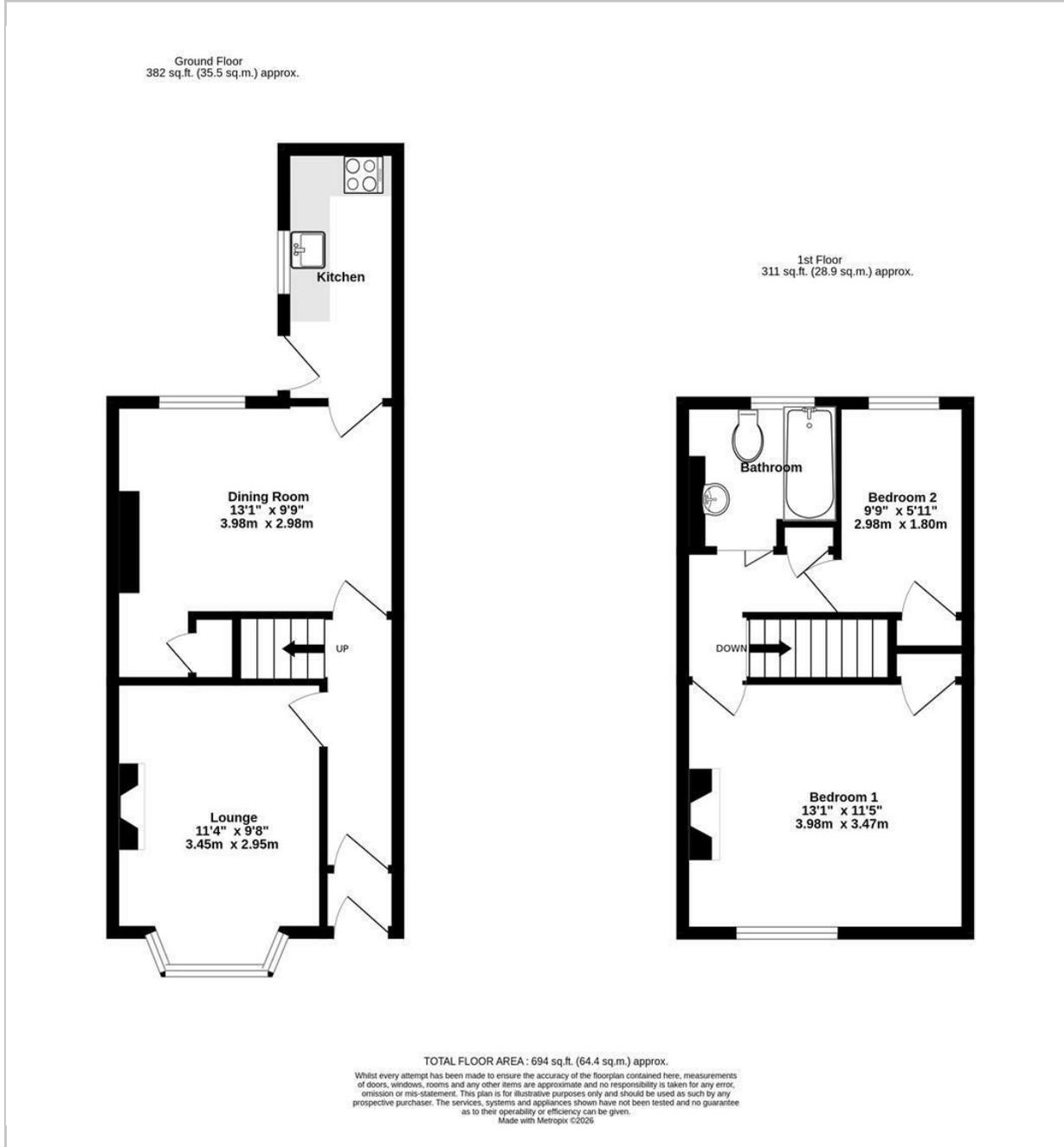
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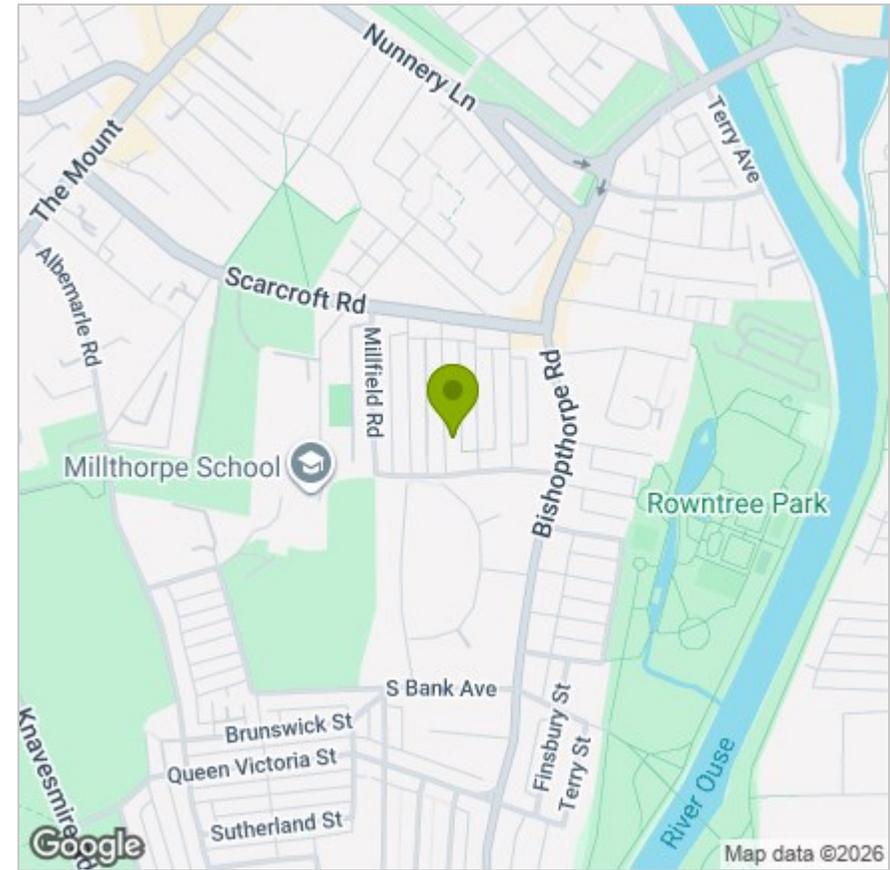




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(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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