Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

2 Driffield Terrace

York, YO24 1EJ

Offers In The Region Of £325,000

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A special opportunity to purchase this top floor two bedroom, two bathroom apartment with secluded roof top style terrace and approximately 1,000sq feet living space. Part of this characterful period building in a central and convenient part of York, close to the Knavesmire and York railway station as well as the city centre's many amenities. Presented to a very high standard throughout, the property is accessed by an imposing communal hallway with tiled flooring and sweeping staircase to the top floor. Internally it comprises: entrance hallway, 23' lounge/dining room with double doors on to the terrace, fitted kitchen, 16' principal bedroom with fitted wardrobes and double doors, second double bedroom, house bathroom and separate three piece shower room. On-street permit parking is available.
An accompanied viewing is strongly recommended.

Communal Hallway
Door to:

Entrance Hallway
Oak flooring, built in storage cupboard, double panelled radiator, power points

Sitting/Dining Room
23' x 12 (7.01m x 3.66m)
Double glazed sliding sash window to front, period fire with surround, uPVC French doors on to terrace, two storage cupboards, double panelled radiator, tv and power points

Kitchen
8'6 x 7'10 (2.59m x 2.39m)
Double glazed sliding sash window to front, fitted wall and base units with counter top, one and a half sink and draining board with mixer tap, oak flooring, built in oven and hob, slimline dishwasher and washing machine, power points

Principal Bedroom
16'6 x 14'8 (5.03m x 4.47m)
Fitted wardrobes and storage cupboards, uPVC French doors onto terrace, double panelled radiator, period fire with surround, carpets and power points

Bedroom 2
15'1 x 8'10 (4.60m x 2.69m)
Sliding sash window to rear, double panelled radiator, period fireplace, carpet and power points

House Bathroom
7'6 x 14 (2.29m x 4.27m)
Double glazed sliding sash window to front, P-shaped panel bath with shower head over, wash hand basin, low level w.c, oak flooring, large storage cupboard, towel radiator

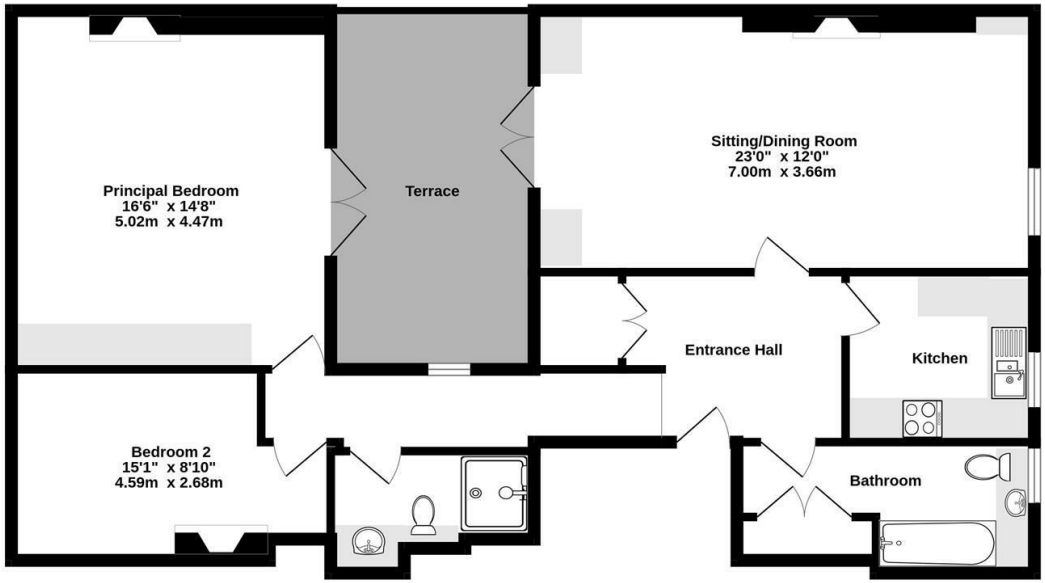
Shower Room
Walk-in shower cubicle, low level w.c., wash hand basin, towel radiator, oak flooring, recessed spotlights, extractor fan

Terrace
Power points

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN

Third Floor
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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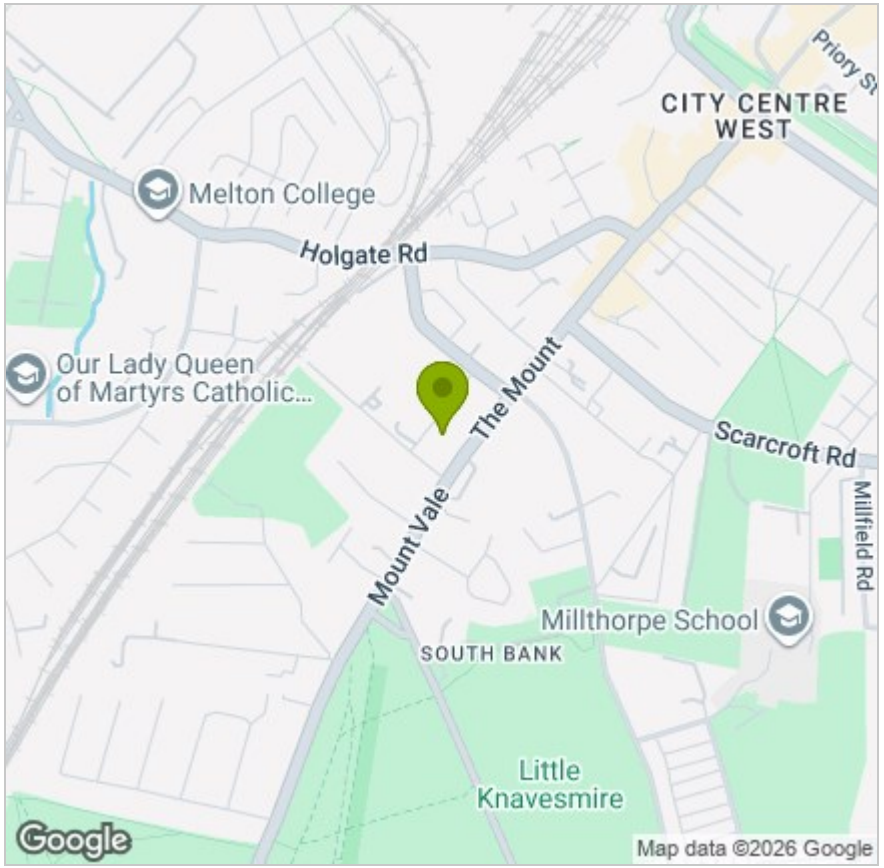
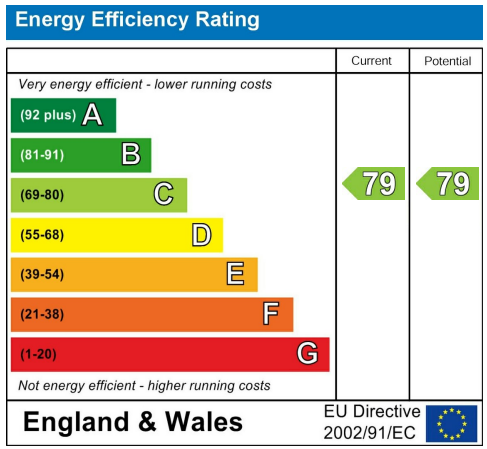
LOCATION



EPC



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