



13 Colenso Street
York, YO23 1AS
Guide Price £320,000



NO ONWARD CHAIN! A two double bedroom period mid terrace house with upstairs bathroom on this quality Clementhorpe Street moments from Bishopthorpe Road shopping parade and Rowntree Park as well as easy access to York city centre and to the railway station. Retaining a vast amount of characterful original features, the bright and spacious living accommodation comprises entrance vestibule, lounge with period fireplace through to dining room, fitted kitchen and utility room, first floor galleried landing, two double bedrooms and a three piece bathroom suite. To the outside is a rear walled courtyard garden with gate to service alleyway. An internal viewing of this impressive property is strongly recommended.

Please note: Three photographs on this listing are computer-generated images (CGIs). They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.

Entrance Vestibule

Entrance door, coving, exposed timber floorboards, glazed panelled door to;

Lounge Area

12'8 x 10'6 (3.86m x 3.20m)
Slide sash window to front, coving, open fire with surround and tiled hearth, double panelled radiator, TV point, power points, exposed timber flooring

Dining Area

12'8 x 11'7 (3.86m x 3.53m)
Slide sash window to rear, coving, original fire with surround, double panelled radiator, under stairs cupboard, power points, stairs to first floor, Quarry tiled flooring

Kitchen

9'7 x 7'0 (2.92m x 2.13m)
Slide sash window to side, door to courtyard, fitted wall and base units with counter tops, stainless steel sink with mixer tap, gas hob and electric oven, fitted microwave, space and plumbing for dishwasher, single panelled radiator, power points, Quarry tiled flooring





Utility Room

6'6 x 5'8 (1.98m x 1.73m)

Window to side, door to rear, wall mounted gas combination boiler, space and plumbing for appliances, power points, Quarry tiled flooring

First Floor Landing

Spindled balustrade, loft access, timber floorboards. Doors to;

Bedroom 1

12'8 x 10'7 (3.86m x 3.23m)

Slide sash window to front, period fire with surround, fitted cupboard, single panelled radiator, power points, timber floorboards

Bedroom 2

11'5 x 7'10 (3.48m x 2.39m)

Slide sash window to rear, period fire with surround, storage cupboard, single panelled radiator, power points, timber floorboards

Bathroom

9'7 x (2.92m x)

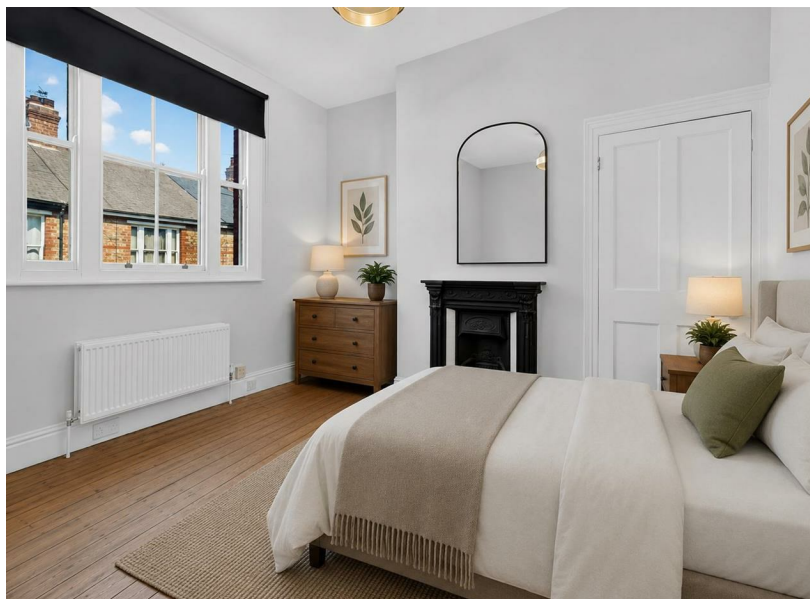
Opaque slide sash window to rear, panelled bath with mains shower over, pedestal wash hand basin, low level WC, towel rail/radiator, part tiled walls, extractor fan, recessed spotlights, tiled flooring

Outside

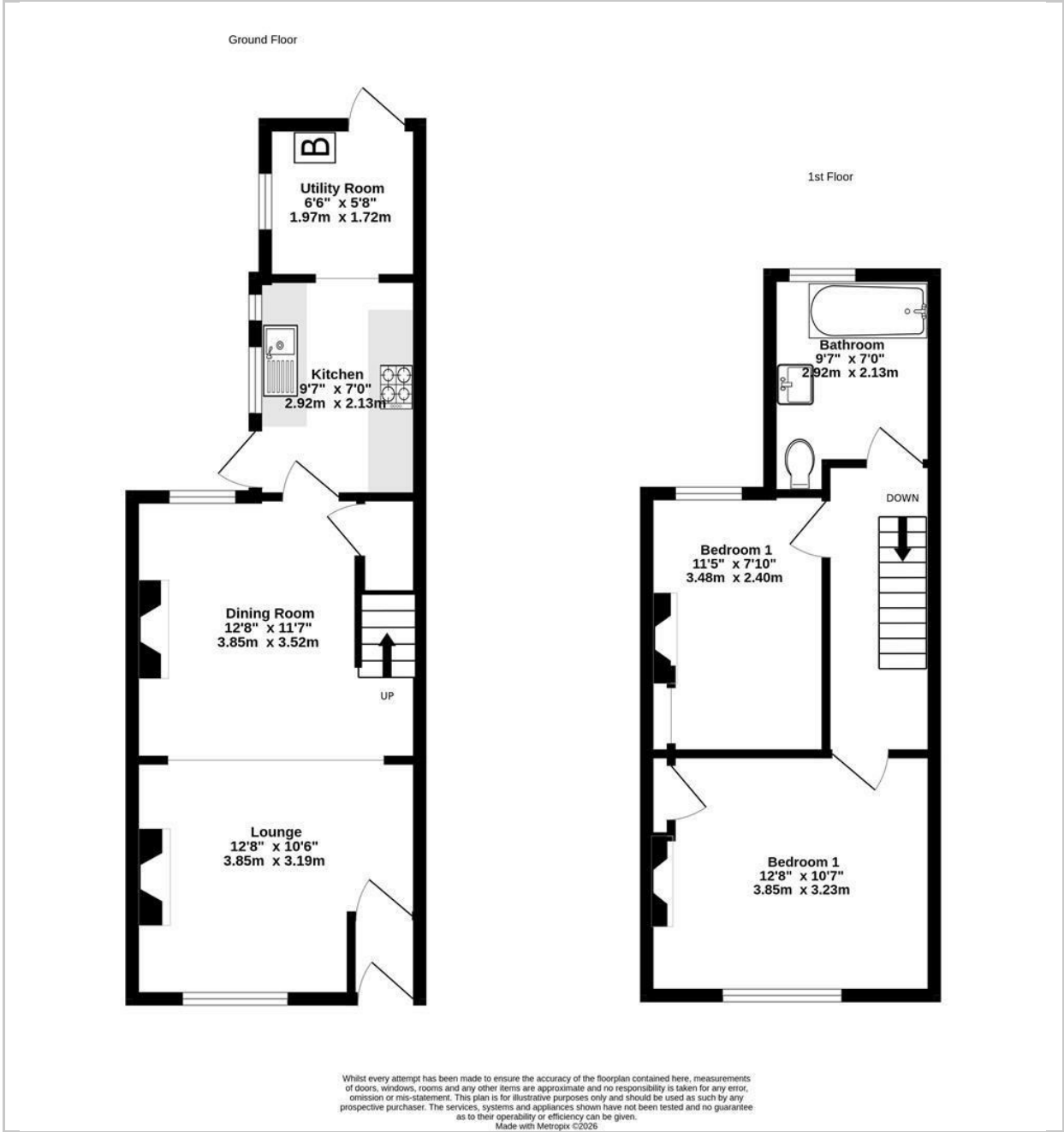
Rear walled courtyard garden with gate to service alleyway.

Agents Note:

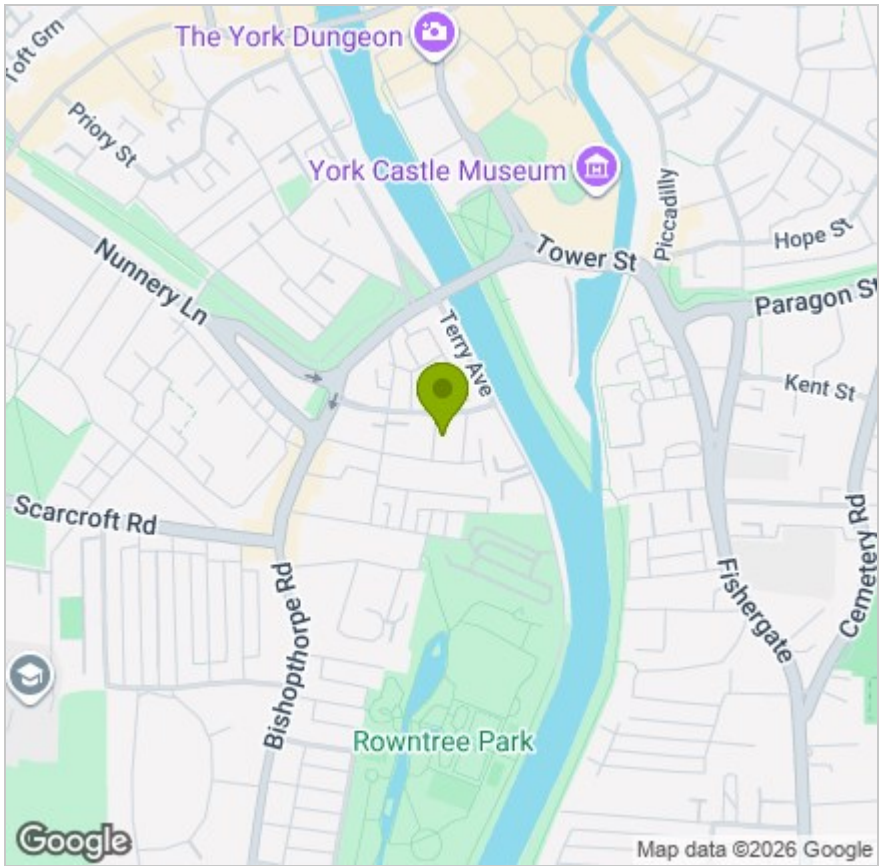
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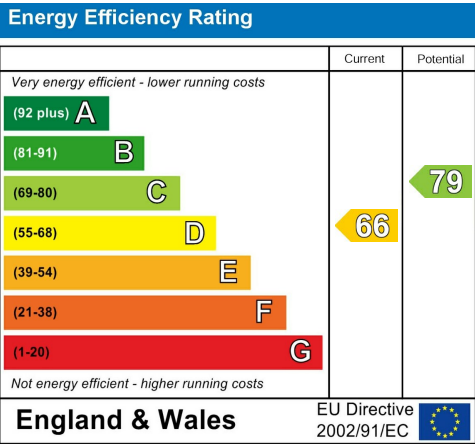
FLOOR PLAN



LOCATION



EPC



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