

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

68 Kensington Street

York, YO23 1JA

Guide Price £250,000

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NO ONWARD CHAIN - TWO DOUBLE BEDROOMS - READY TO MOVE IN TO!
Churchills Estate Agents are delighted to offer for sale this superb two double bedroom end-terrace set in the popular residential area of South Bank, convenient for the Knavesmire Racecourse, Millennium Bridge and just a short walk into York city centre and to the railway station. The property has been upgraded by the current owners to a very high standard throughout and offers bright and spacious rooms, double glazing and gas central heating. It fully comprises lounge, inner hallway, dining room opening to a modern fitted kitchen, impressive three-piece bathroom suite, first floor landing and two double bedrooms. To the outside is a rear walled courtyard with gate to service alley.
An internal viewing of this fantastic property is highly recommended!

Living Room
9'6 x 10'9 (2.90m x 3.28m)
UPVC entracne door, UPVC window to front, radiator, power points, laminate flooring.

Inner Hallway
Stairs to first floor.

Dining Room
10'7 x 10'8 (3.23m x 3.25m)
UPVC window to rear, fire surround, under stairs cupboard, radiator, power points, laminate flooring. Opening to;

Kitchen
12'6 x 6 (3.81m x 1.83m)
UPVC window to side, fitted wall and base units with countertop, stainless steel sink and mixer tap, space and plumbing for appliances, radiator, power points, laminate flooring. UPVC door to courtyard.



















Bathroom
5'5 x 5'11 (1.65m x 1.80m)
Panelled bath with shower over and mixer tap, UPVC opaque window to side, low-level WC, wash hand basin, tiled flooring, radiator, extractor fan.

First Floor Landing
Carpet. Door to;

Bedroom 1
10'9 x 10'10 (3.28m x 3.30m)
UPVC window to front, radiator, power points, carpet.

Bedroom 2
9'6 x 10'10 (2.90m x 3.30m)
UPVC window to rear, storage cupbaord radiator, power points, carpet.

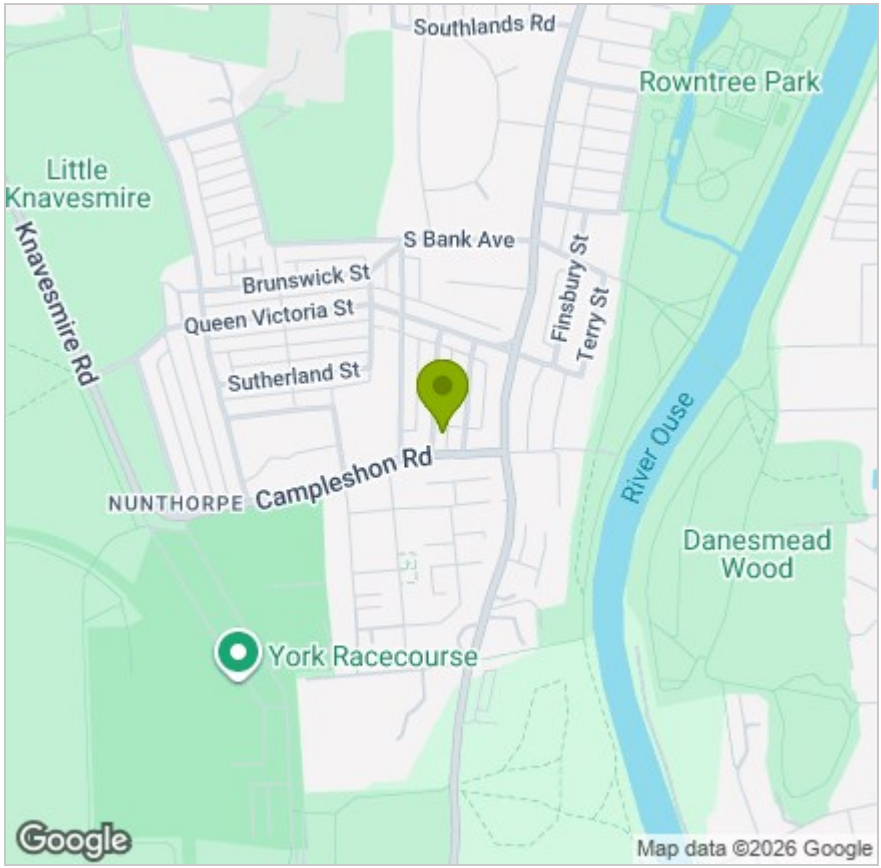
Outside
Walled rear courtyard with gate to service alleyway.

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.

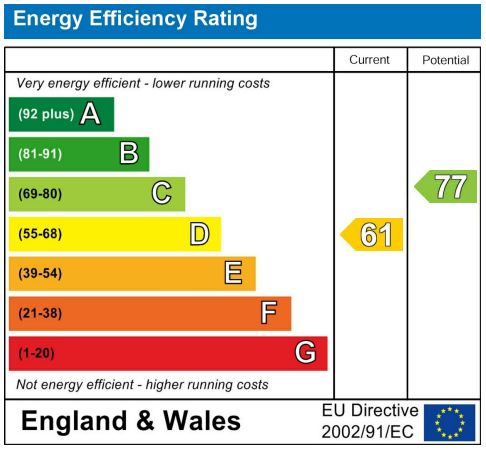
FLOOR PLAN



LOCATION



EPC



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