

8 Bright Street

York, YO26 4XS

Guide Price £220,000

2 1 1 D

NO ONWARD CHAIN - TWO DOUBLE BEDROOM TERRACE HOUSE CLOSE TO YORK CITY CENTRE - Set in this popular residential area off Leeman Road and convenient for the Railway station, nearby amenities and open space. This ideal starter home is well-maintained throughout, with the added benefit of gas central heating and uPVC double glazing and is ready to view! The bright and airy living accommodation briefly comprises; lounge with composite entrance door, breakfast kitchen with fitted appliances, rear hallway, three-piece tiled 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 is highly recommended.

Living Room

11'6 x 12'5 (3.51m x 3.78m)

Composite entrance door, uPVC window to front, carpeted floors, radiator, television points, power points, fitted storage, coving







Breakfast Kitchen

11'6 x 8'9 (3.51m x 2.67m)

Fitted wall and base units with counter top stainless stell sink and draining board with mixer tap, built in electric oven and gas hob, fitted fridge/freezer, space and plumbing for appliances, double panelled radiator, vinyl flooring, carpeted stairs to first floor, uPVC window to rear, power points and coving





Rear Hall

Door to courtyard, vinyl flooring , door to

House Bathroom

5'4 x 5'6 (1.63m x 1.68m)

uPVC window to side, tiled walls, tiled flooring, low level w.c., wash hand basin with storage, panelled bath with mains shower over, recessed spotlights,



First Floor Landing







Bedroom 1

11'5 x 12'5 (3.48m x 3.78m)

uPVC window to front, double panelled radiator, carpets, power points

Bedroom 2

8'6 x 8'11 (2.59m x 2.72m)

uPVC window to rear, double panelled radiator, carpet, power points

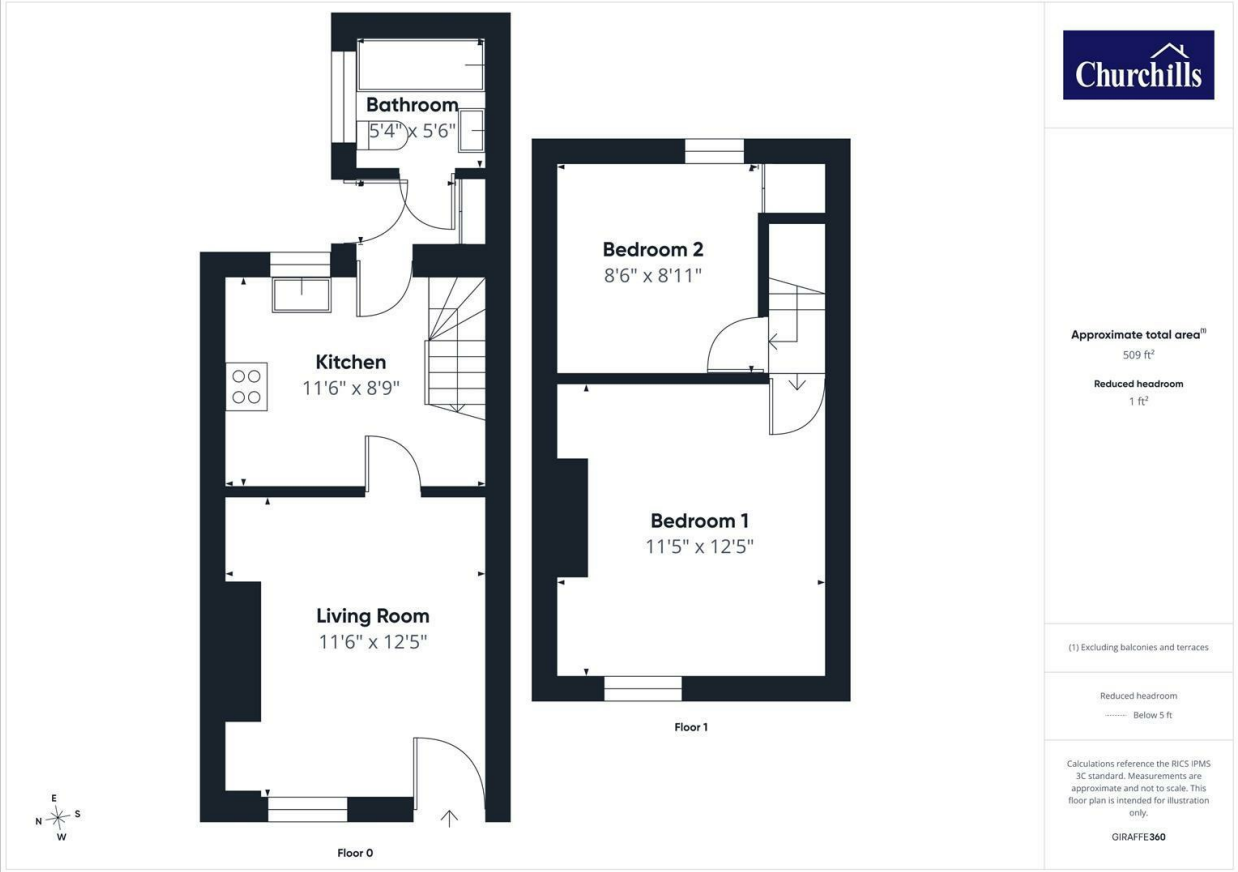
Outside

Rear walled courtyard garden with brick store and gate to service alley

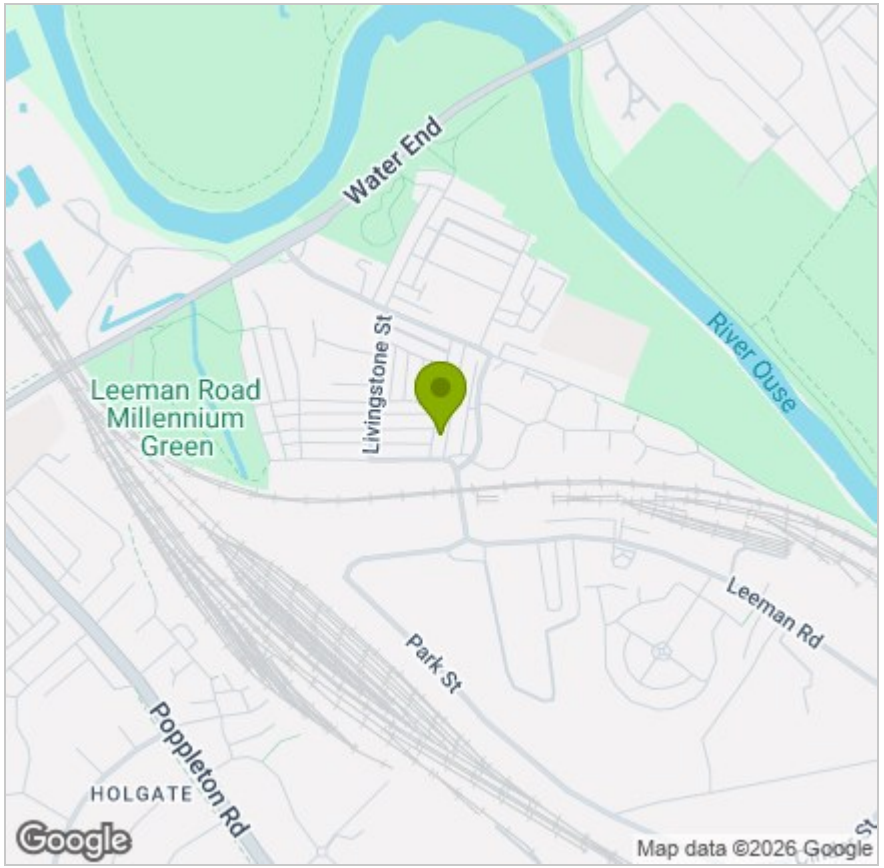
Agents Note

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.

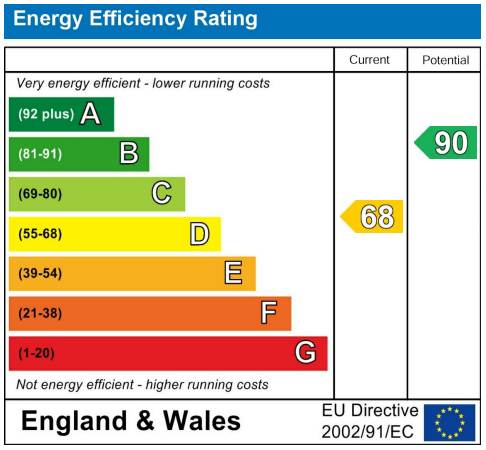
FLOOR PLAN



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

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk