



45 Vine Street  
York, YO23 1BB

**Guide Price £550,000**





A four storey three/four bedroom town house located off Bishopthorpe Road shopping parade close to York's historic city centre and Rowntree Park. Part of an exclusive row of period terraces, the property is situated perfectly for sought after schools and popular amenities. Updated and well cared for by the present owners with an abundance of character and charm, it comprises entrance hallway, lower ground 13' square dining kitchen with French doors onto a paved patio, lounge with feature log burner, separate sitting room/bedroom 4, utility/workshop, three piece house bathroom suite, first floor landing, two double bedrooms and a top floor master bedroom with a three piece shower room. To the outside is a paved and lawned rear garden with gate to service alleyway, a good size brick built store plus an external office with power and lighting, An accompanied viewing of this beautiful property is strongly recommended.

**Entrance Hall**

Entrance door, uPVC slide sash window to rear, power points, single panelled radiator, carpeted stairs to first floor, laminate flooring.

**Sitting Room/Bedroom 4**

12'7 x 10'9 (3.84m x 3.28m)  
uPVC slide sash window to front, period fire with surround, double panelled radiator, coving, ceiling rose, power points, laminate flooring.

**Workshop/Utility**

9'9 x 6'1 (2.97m x 1.85m)  
Coving, column radiator, power points, vinyl flooring.

**Bathroom**

9'9 x 7'3 (2.97m x 2.21m)  
Opaque uPVC slide sash window to rear, freestanding bath with mains shower over, WC, Belfast sink and vanity unit, towel rail/radiator, storage cupboard, coving, linoleum flooring.

**First Floor Landing**

uPVC slide sash window to rear, power points, stairs to second floor, carpet.

**Bedroom 2**

16'9 x 10'4 (5.11m x 3.15m)  
Two uPVC slide sash windows to front, period fire with surround, double panelled radiator, coving, power points, carpet.

**Bedroom 3**

10'7 x 11'1 (3.23m x 3.38m)  
uPVC slide sash window to rear, log burner with tiled hearth, double panelled radiator, picture rail, power points, carpet.







## Second Floor Landing

Carpet.

## Bedroom 1

10'10 x 20'3 (3.30m x 6.17m)

uPVC window and Juliet balcony to rear, double panelled radiator, eaves storage, power points, carpet.

## En-Suite

4'3 x 10'9 (1.30m x 3.28m)

Opaque window to rear, walk-in shower enclosure, pedestal wash hand basin, low level WC.

## Lower Ground Floor

### Lounge

13'3 x 10'6 (4.04m x 3.20m)

Window to front, log burner with surround, storage cupboards, double panelled radiator, power points, laminate flooring.

### Kitchen

13'3 x 13'11 (4.04m x 4.24m)

uPVC French doors to garden, double glazed timber window to rear, fitted wall and base units with counter tops, one and a half sink and draining board with mixer tap, dual fuel range cooker, space and plumbing for appliances, double panelled radiator, power points, tiled flooring.

### Outside

Rear garden with patio area, lawn, freestanding office pod with power and lighting, brick store, gate to service alleyway and brick boundary wall.

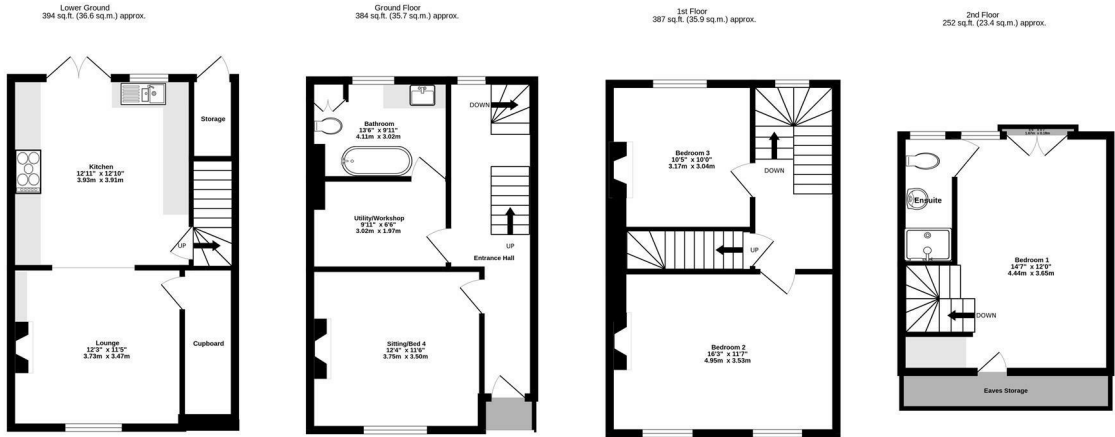
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FLOOR PLAN

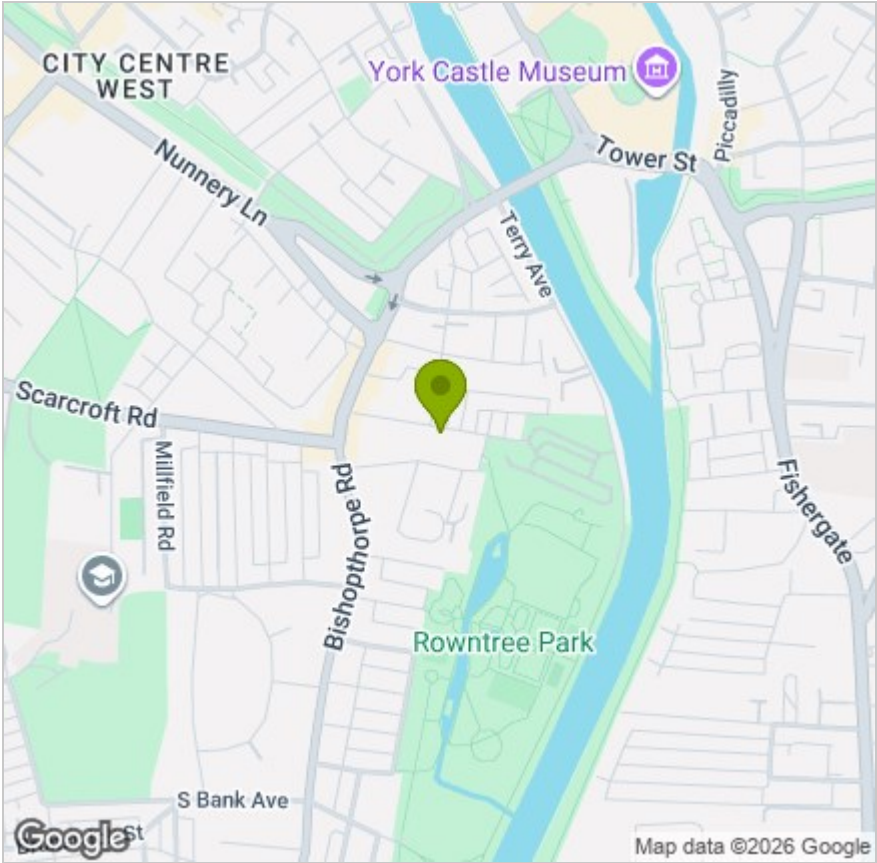


TOTAL FLOOR AREA: 1417 sq.ft. (131.6 sq.m.) approx.

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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 79        |
| (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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