







10 Prices Lane  
York, YO23 1AL  
£425,000

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A characterful two bedroom period end terrace house with additional loft room overlooking York's historic city walls. Moments away from York city centre, Rowntree Park and Bishopthorpe Road as well as popular amenities. This property is finished to a very good standard with period features and generous space. The property is run as a successful holiday rental and would be equally suitable as a residential home. Internally, it comprises: entrance vestibule, entrance hallway, lounge with bay window with original shutters, dining room, fitted kitchen, utility with double doors to courtyard, w.c./cloaks, first floor landing, two first floor double bedrooms, both with en-suite w.c.'s and additional second floor loft room with eaves storage.

To the outside is a traditional front forecourt, whilst to the rear there is a courtyard garden with gate to adjacent green space.

An accompanied viewing is strongly recommended.

### Entrance Vestibule

Entrance door, double panelled radiator, laminate flooring, door to

### Entrance Hallway

Carpeted stairs to first floor, exposed timber floorboards

### Lounge

12'5" x 10'6" (3.78m x 3.20m)

Slide sash bay window to front with original shutters, fire with surround, timber floorboards, double panelled radiator, power points

### Dining Room

15'10" x 14'2" (4.83m x 4.32m)

uPVC French doors to courtyard, timber floorboards, double panelled radiator, power points, coving

### Kitchen

14'1" x 6' (4.29m x 1.83m)

Two uPVC windows to side, fitted wall and base units with counter top, sink and draining board, with mixer tap, five ring gas hob, space and plumbing for appliances, double panelled radiator, power points, vinyl flooring

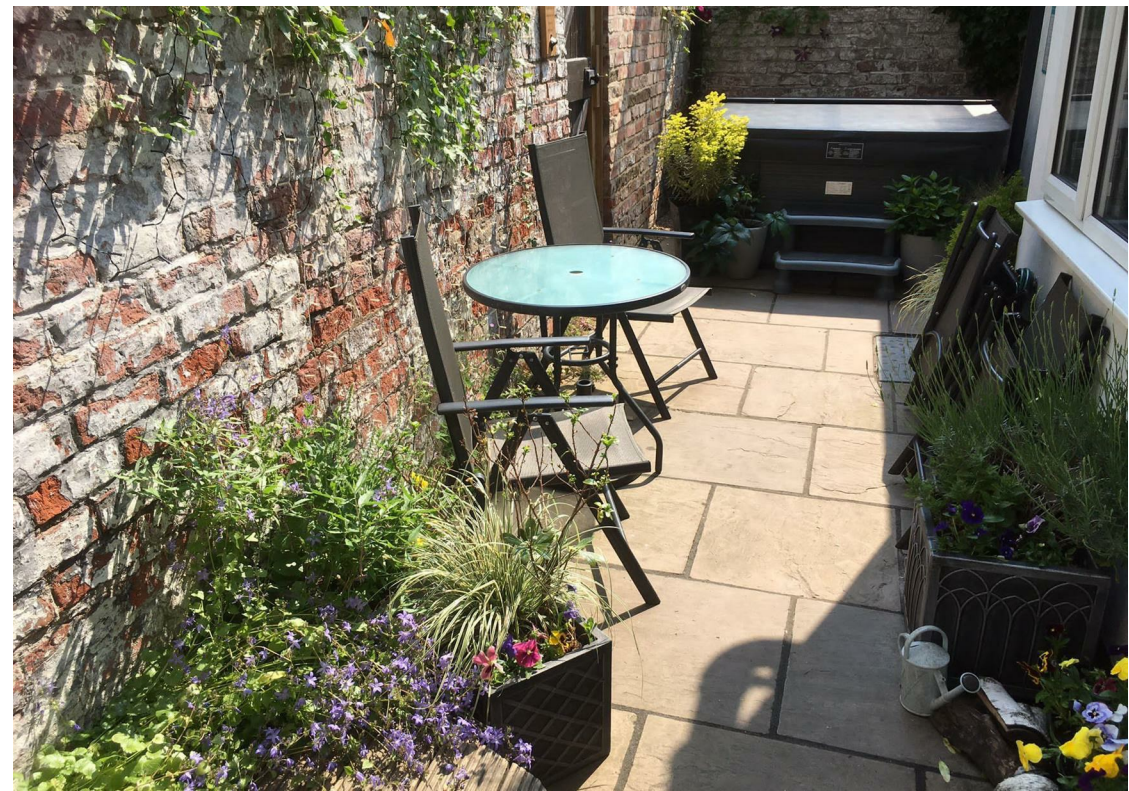
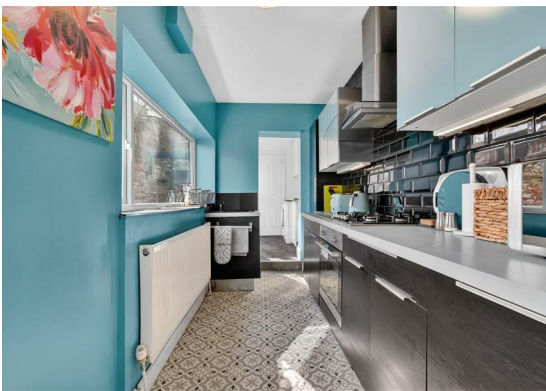
### Utility

7'1" x 5'1" (2.16m x 1.55m)

uPVC double galvald French windows to courtyard, wall and base units, space and plumbing for appliances, vinyl flooring, power points

### Cloaks/WC

Window to side, pedestal wash hand basin, low level w.c., vinyl flooring, towel radiator





### **First Floor Landing**

Carpeted floors, power points door to

### **Bedroom 1**

14'2" x 8'7" (4.32m x 2.62m)

Two uPVC windows to front overlooking the City walls, double panelled radiator, carpets, power points

### **En-suite**

Window to side, low level w.c., pedestal wash hand basin, towel radiator, vinyl flooring

### **Bedroom 2**

10' x 9'4" (3.05m x 2.84m)

uPVC window to rear, double panelled radiator, fitted wardrobes, carpets, power points

### **En-suite**

Window to side, low level w.c., pedestal wash hand basin, towel radiator, vinyl flooring

### **Bathroom**

14'3" x 6' (4.34m x 1.83m)

Opaque window to side, panelled bath, walk in shower, low level w.c., pedestal wash hand basin, double panelled radiator, tiled flooring, extractor fan cupboard housing gas combination boiler

### **Loft Room**

13'5" x 12'7" (4.09m x 3.84m)

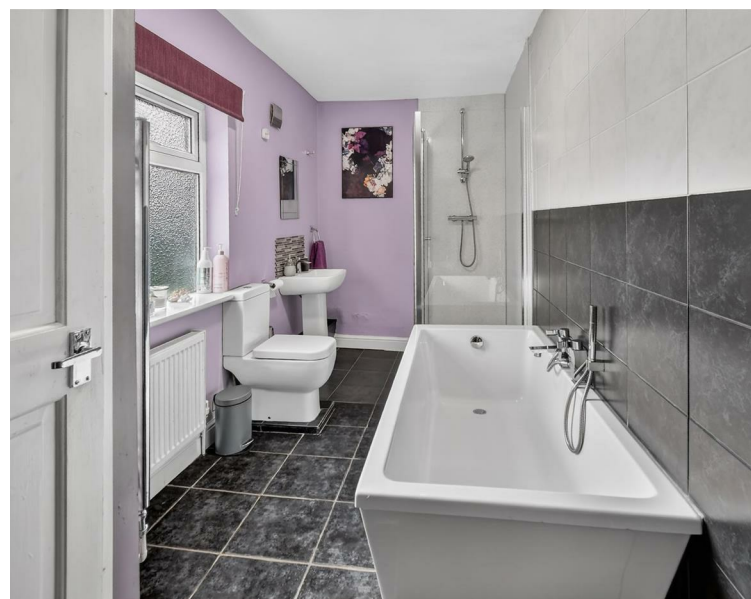
Window to side, two Velux windows to rear, eaves storage, double panelled radiator, carpets and power points

### **To the outside**

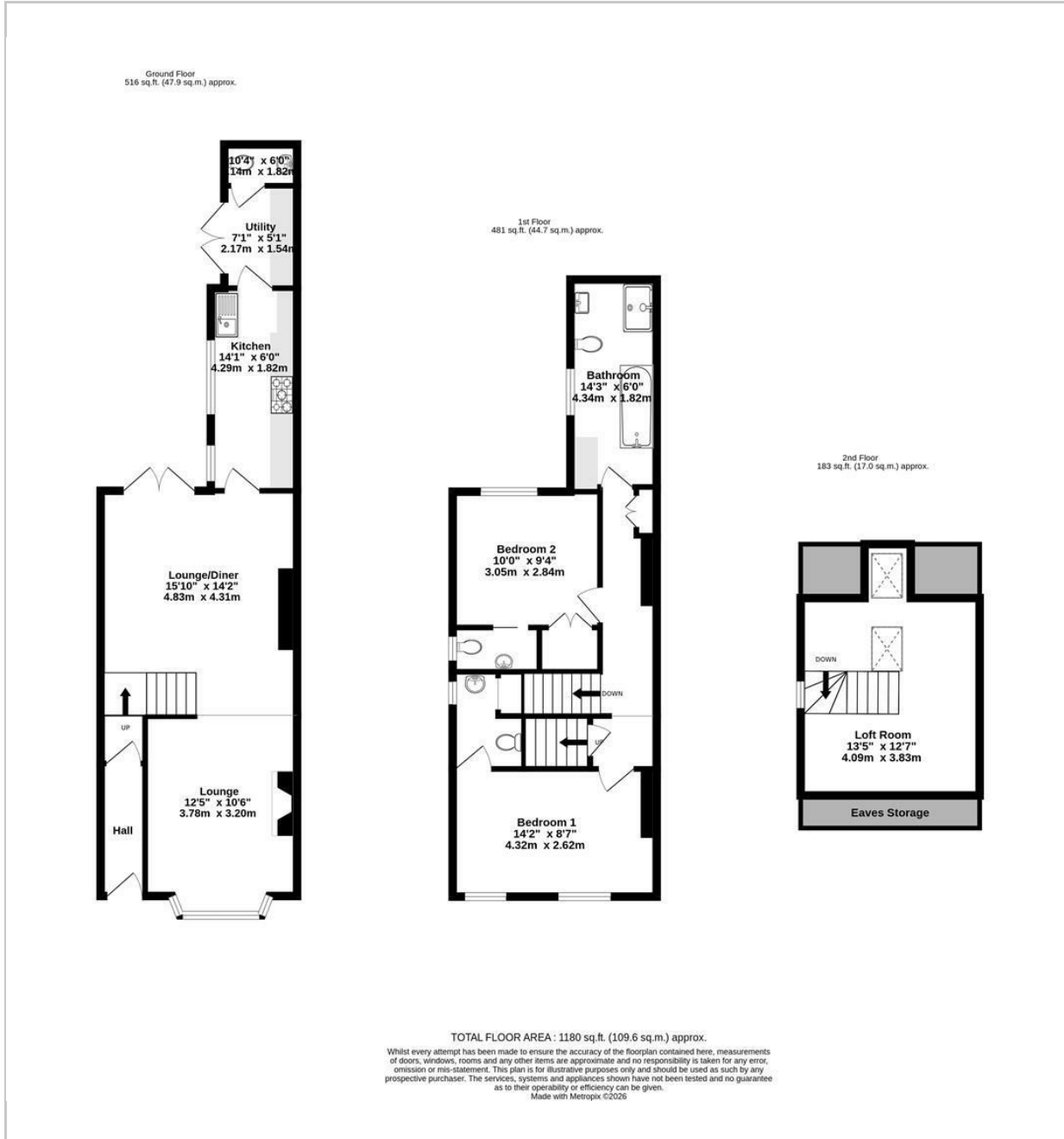
Traditional front forecourt, rear walled courtyard with paved areas and gate to green space.

### **Agents note:**

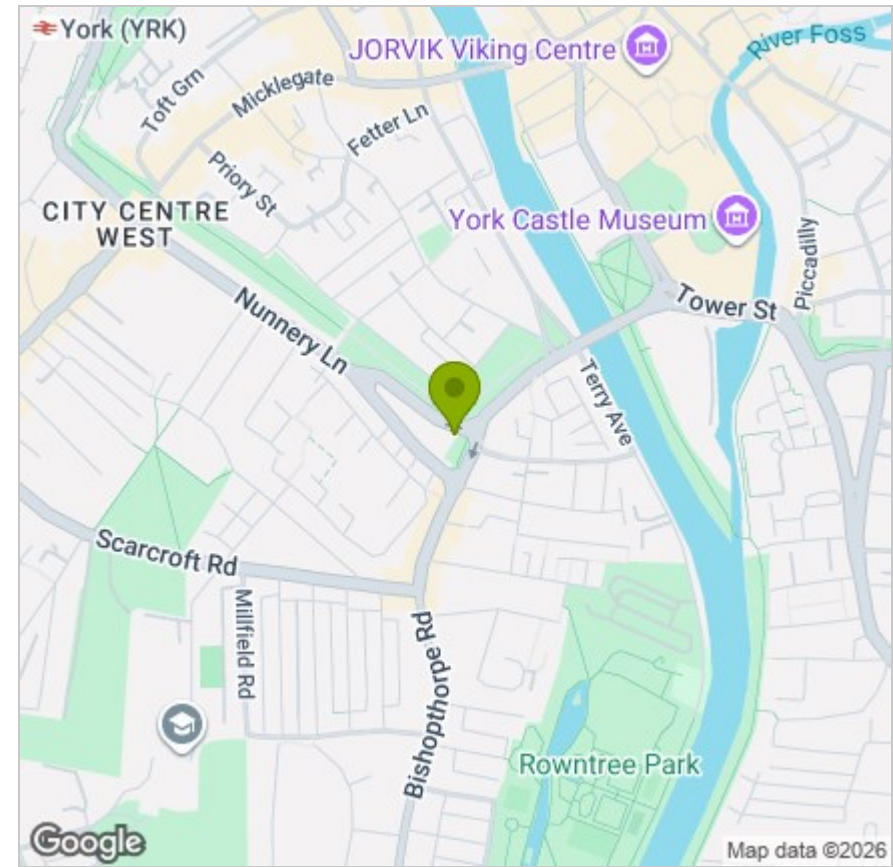
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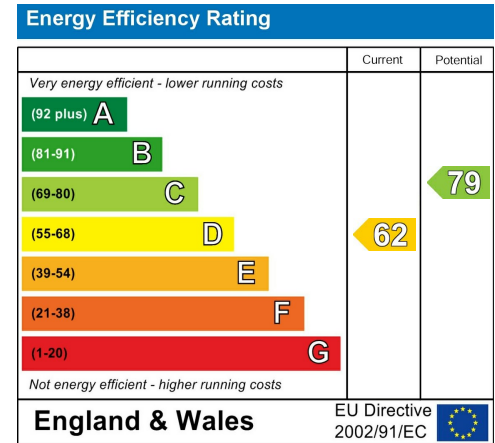
# FLOOR PLAN



# LOCATION



# EPC



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