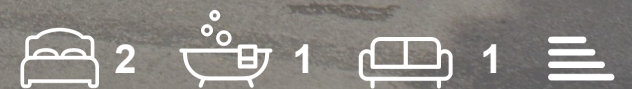




91 Lincoln Street

York, YO26 4YP

Guide Price £200,000



NO ONWARD CHAIN!

A period end-terraced house located in the popular and convenient location of Leeman Road, close to the railway station, the River Ouse and York's historic city centre. Although in need of some cosmetic upgrading the property does benefit from uPVC double glazing and comprises: lounge, dining kitchen, rear hallway, three piece bathroom, first floor landing and two first floor double bedrooms. To the outside is a rear walled courtyard with gate to service alleyway.

An internal viewing is highly recommended to appreciate the potential on offer.

Lounge

11'1 x 12'1 (3.38m x 3.68m)

Composite entrance door, UPVC window to front, radiator, power points.

Dining Kitchen

10'11 x 9' (3.33m x 2.74m)

uPVC window to rear, fitted wall and base units with countertop, sink and draining board with mixer tap, space and plumbing for appliances, power points

Rear Hall

Door to courtyard, vinyl flooring

Bathroom

5'6 x 6'6 (1.68m x 1.98m)

Opaque uPVC window to side, panelled bath with electric shower over, low level WC, pedestal wash hand basin, vinyl flooring,

First Flooring Landing

Door to

Bedroom 1

10'11 x 12'1 (3.33m x 3.68m)

uPVC window to front, radiator, power points

Bedroom 2

8' x 8'11 (2.44m x 2.72m)

uPVC window to rear, radiator, power points





Outside

Rear courtyard with brick boundary wall, store and gate to service alleyway

Agents Note

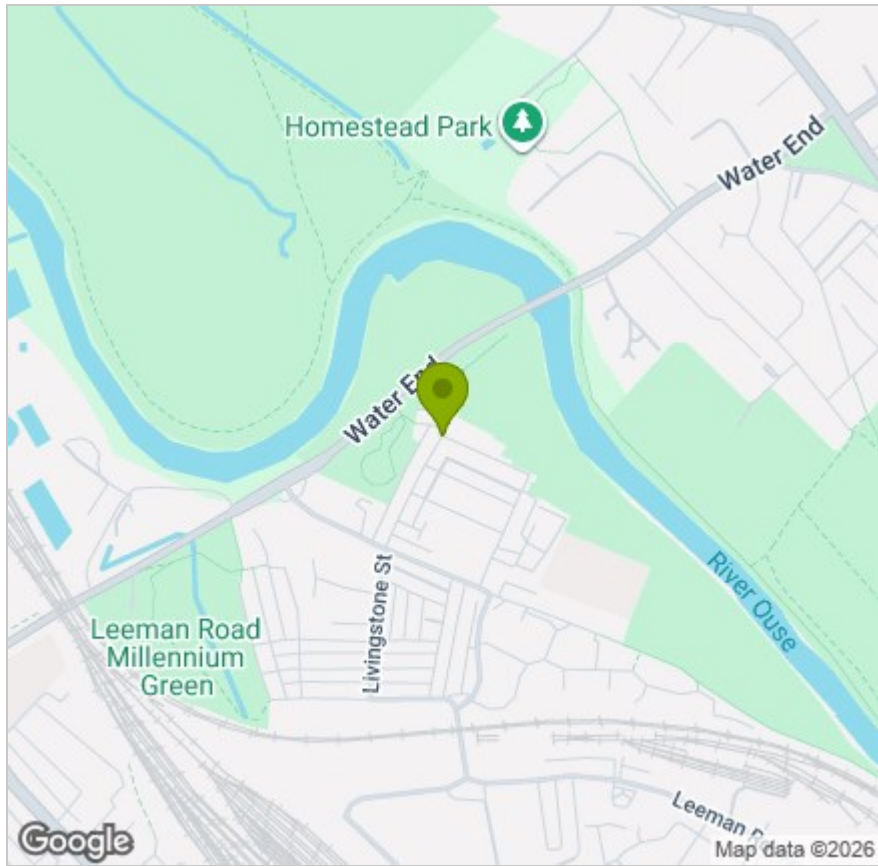
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



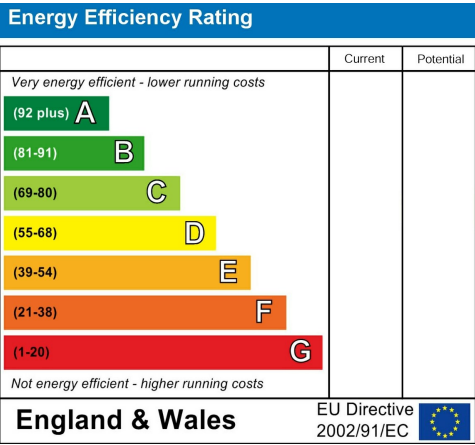
FLOOR PLAN



LOCATION



EPC



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.