



55 Sutherland Street
York, YO23 1HG
£265,000

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NO ONWARD CHAIN. SOUTH FACING COURTYARD AND TWO DOUBLE BEDROOMS.

A well presented 2 bedroom period terraced house in one of South Banks most popular streets close to Knavesmire Racecourse, Bishopthorpe Road and many popular schools and amenities.

Benefitting from uPVC double glazed slide sash windows and modern gas central heating, the house is an ideal starter home or Investment purchase.

Internally the property comprises; entrance hallway, lounge, 13ft sitting/dining room, fitted kitchen, three piece bathroom suite, first flooring landing and two first floor double bedrooms.

To the outside is a South facing rear courtyard garden with attached brick store and gate to service alleyway.

An internal viewing is strongly recommended.

Entrance Hallway

Timber entrance door, double panelled radiator, carpeted stairs to first floor, panelled door to;

Lounge

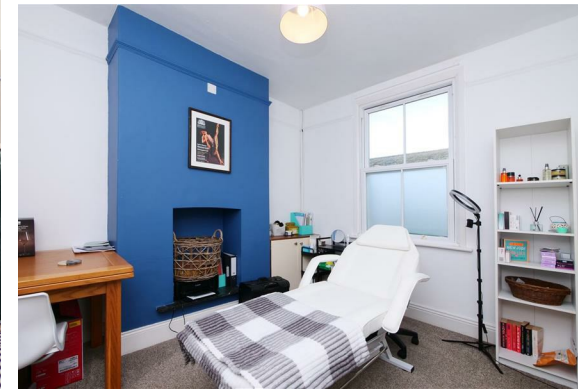
uPVC slide sash window to front, carpeted flooring, double panelled radiator, picture rail, power points

Sitting/Dining Room

Slide sash uPVC window to rear, carpeted flooring, double panelled radiator, TV and power points, understairs cupboard

Kitchen

Window to side, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, oven and hob, space and plumbing for appliances, tiled flooring, double panelled radiator, uPVC door to courtyard





Bathroom

Opaque uPVC window to side, 'P' shaped panelled bath with mixer head over, wash hand basin, low level wc, double panelled radiator, 'Aquaboarding', tiled flooring

First Floor Landing

Carpeted flooring, panelled door to;

Bedroom 1

Slide sash window to front, carpeted flooring, double panelled radiator, fitted wardrobes, power points. Loft access with ladder. Velux window to rear, carpeted flooring and all boarded out.

Bedroom 2

Slide sash window to rear, fitted wardrobes, carpeted flooring, double panelled radiator, power points

Outside

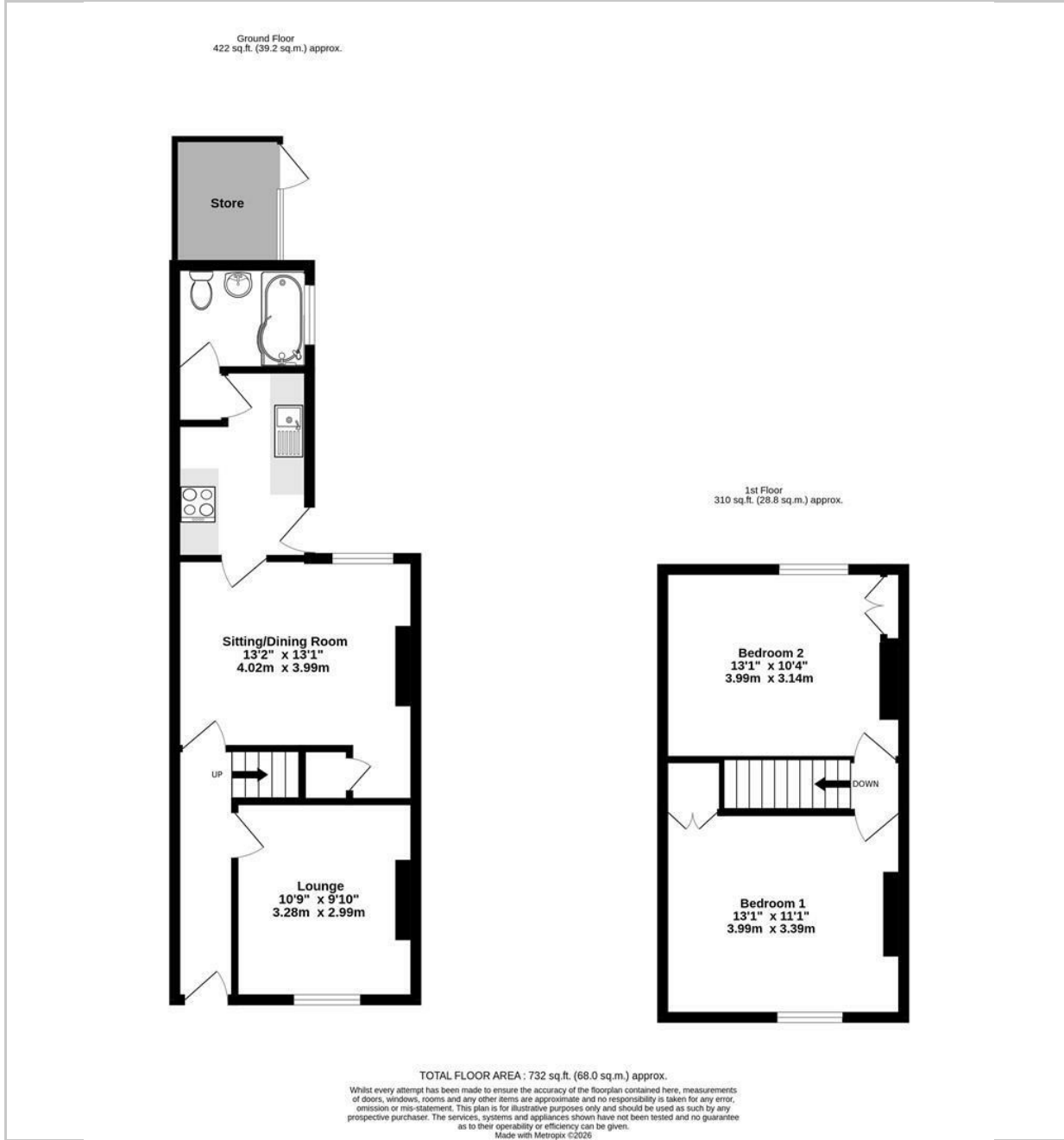
Brick store with power and water supply, brick boundary wall, gate to service alleyway

Agents Notes

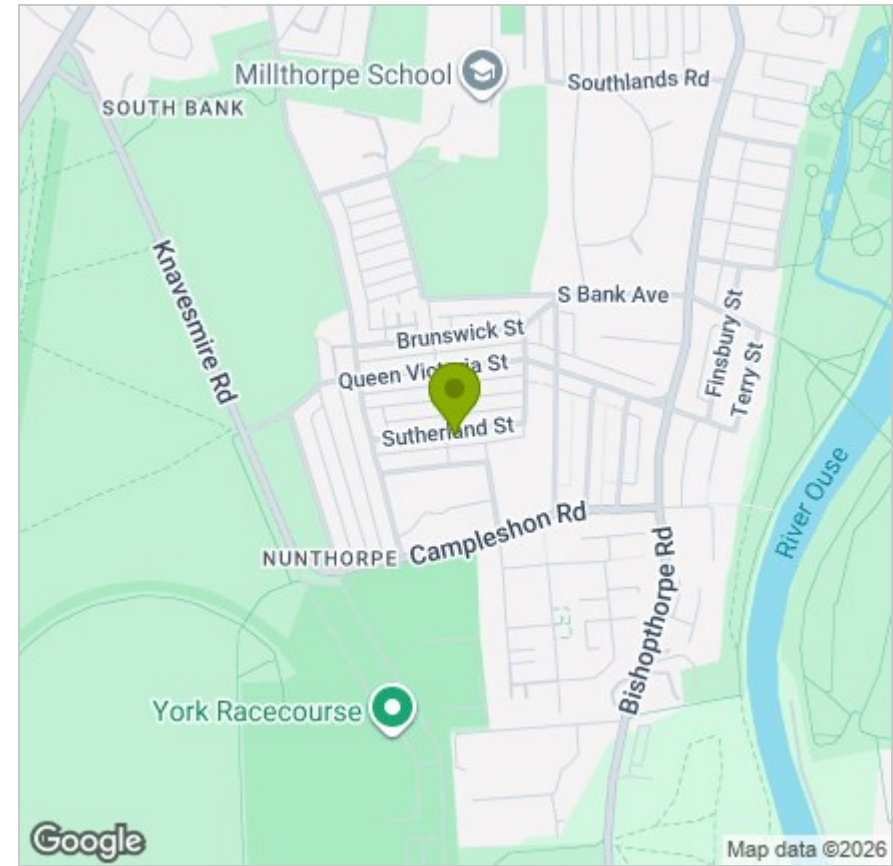
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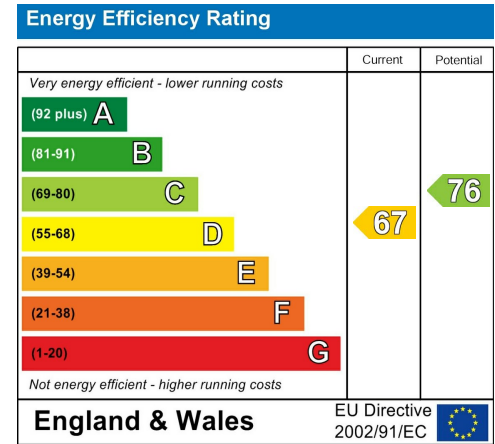
FLOOR PLAN



LOCATION



EPC



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