Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

84 Sutherland Street

York, YO23 1HQ

Selling Price £270,000

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A SUPERB FIRST TIME PURCHASE. A larger than average 2 bedroom period mid terrace house in this sought after location close to the racecourse and within easy reach of the areas popular local amenities and the city centre. The property has the benefit of gas central heating (a new Ideal boiler was fitted two years ago) and double glazing and comprises entrance vestibule and hallway, lounge, separate dining room, modern fitted kitchen, bathroom with newly fitted white suite, landing, 2 double bedrooms. Walled rear courtyard.

Entrance vestibule
Entrance door. Doors to

Hall
Stairs to first floor. Doors to

Lounge
13'7" x 12'1" (4.14m x 3.68m)
Window to front, ceiling cornicing

Dining Room
10'6"x 8'7" (3.20mx 2.62m)
Window to rear, arched alcove with shelving. Door to

Kitchen
10'6" x 7'2" (3.20m x 2.18m)
Modern fitted units comprising base and wall units, work surfaces, sink unit, plumbing for washing machine, window to side, wall mounted boiler with 10 year guarantee installed around 2 years old, door to rear yard. Door to

Bathroom
Newly fitted white suite comprising panelled bath with shower over and shower screen, vanity unit housing wash hand basin and w.c., window to side

Landing
Doors to

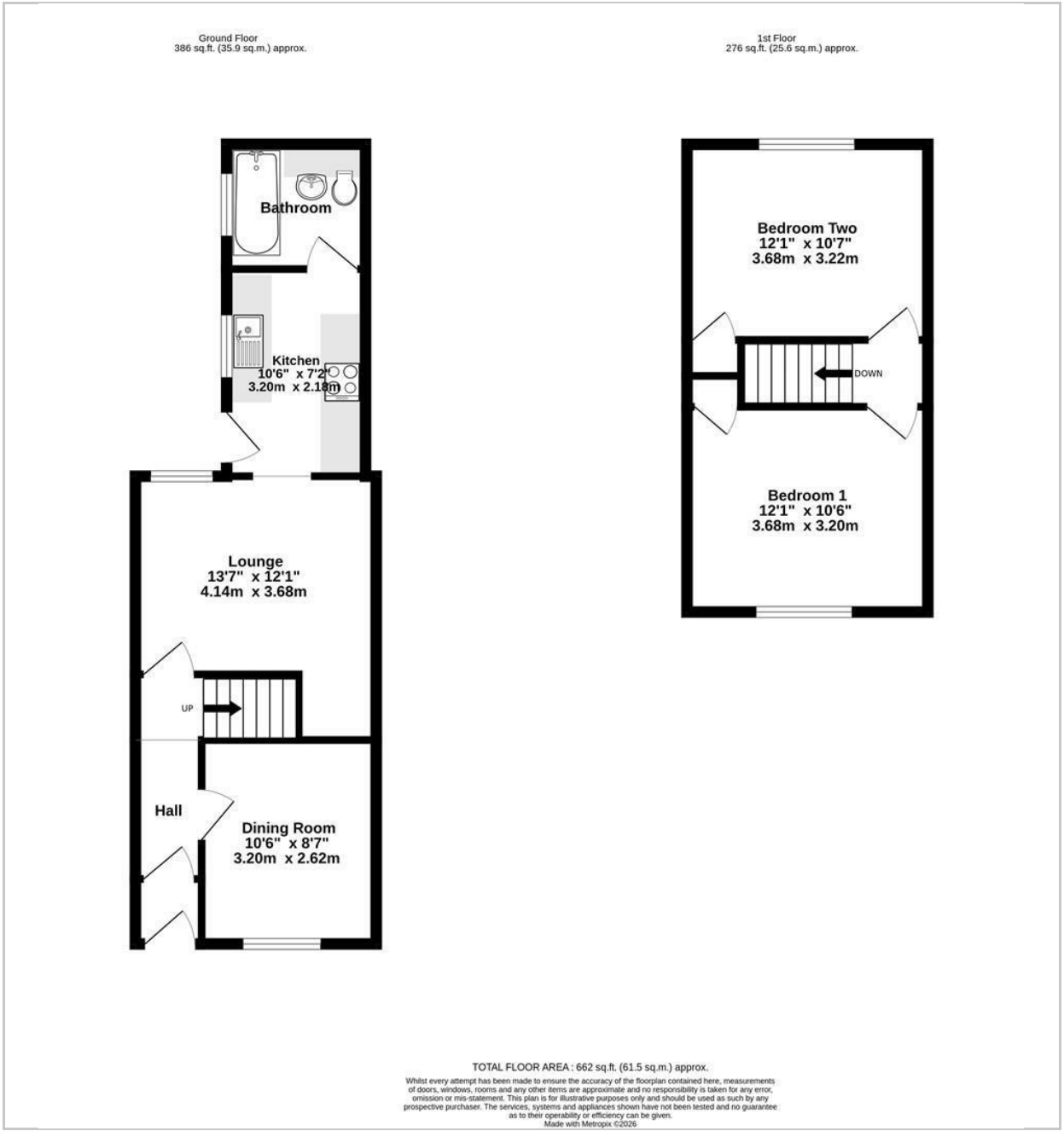
Bedroom 1
12'1" x 10'6" (3.68m x 3.20m)
Double bedroom with window to front

Bedroom 2
12'1" x 10'7" (3.68m x 3.23m)
Double bedroom with window to rear

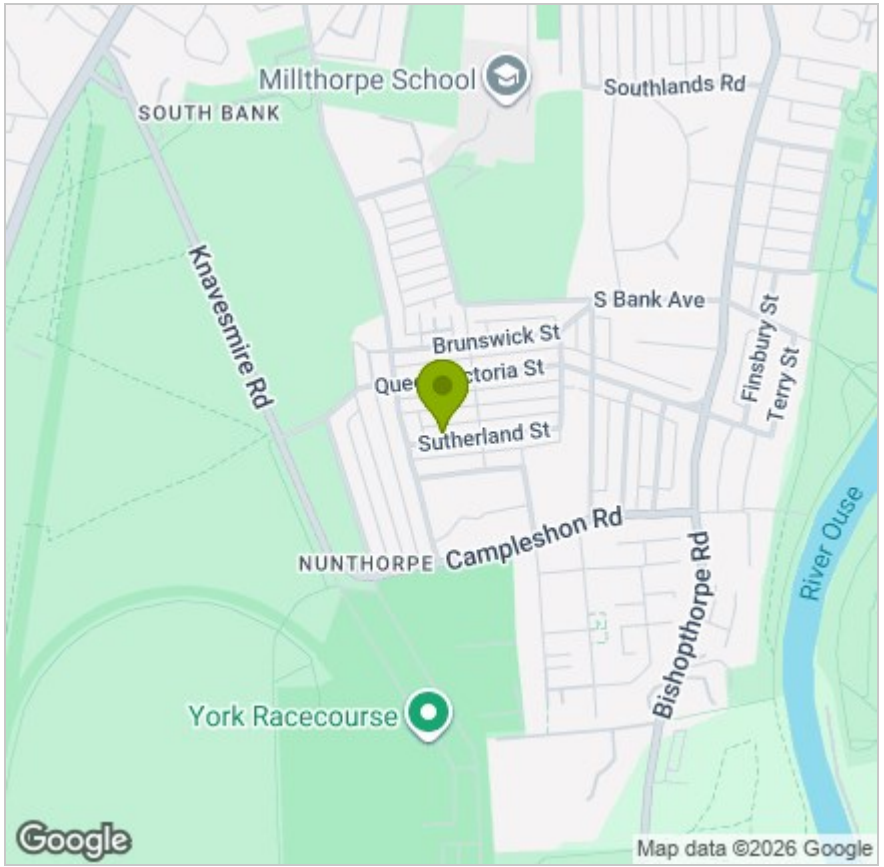
Outside
Walled rear courtyard with brick boundary wall and gate giving access to rear lane

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.

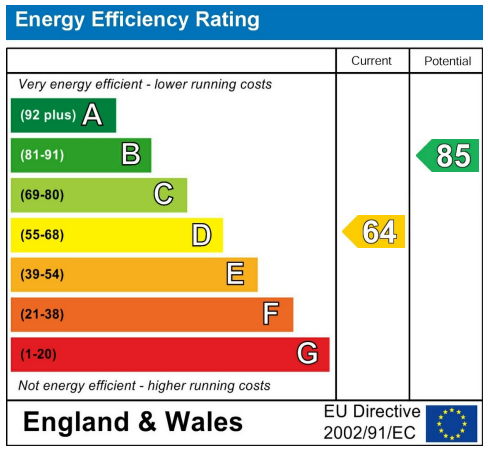
FLOOR PLAN



LOCATION



EPC



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