



15 Terry Street
York, YO23 1LR

Guide Price £375,000



NO ONWARD CHAIN!

A two bedroom semi-detached house located within this quality area and with views over parkland towards the Millennium Bridge and Rowntree Park. Benefiting from uPVC double glazing and gas central heating, the internal accommodation comprises: entrance hallway, 14' lounge, separate sitting/.dining room, fitted kitchen, conservatory overlooking rear garden and River Ouse, first floor landing, two first floor double bedrooms, shower room and separate W.C.

To the outside is a front forecourt with paved side area with good sized brick built store, rear lawn garden with raised paved patio, brick boundary wall and views towards open parkland.

An accompanied viewing is strongly recommended.

Entrance Hallway

Entrance doors, stairs to first floor, door to

Lounge

uPVC bay window to front, gas fire with surround, Amtico flooring, single panelled radiator, TV and power points

Sitting/Dining Room

uPVC window to front, Amtico flooring, single panelled radiator, power points

Kitchen

uPVC window to rear, fitted wall and base units with granite countertop, stainless steel sink and draining board, space and plumbing for appliances, single panelled radiator

Rear Hallway

Understairs cupboard

Conservatory

uPVC glazing, door to garden, power points

First Floor Landing

uPVC window to rear, door to





Bedroom 1

uPVC windows to front and to rear, fitted wardrobes, carpeted flooring, single panelled radiator, power points

Bedroom 2

uPVC window to front, fitted wardrobes, carpeted flooring, single panelled radiator, power points, storage cupboard

Bathroom

Opaque uPVC window to rear, part tiled walls, walk-in shower enclosure, wash hand basin, tiled flooring, towel radiator

WC

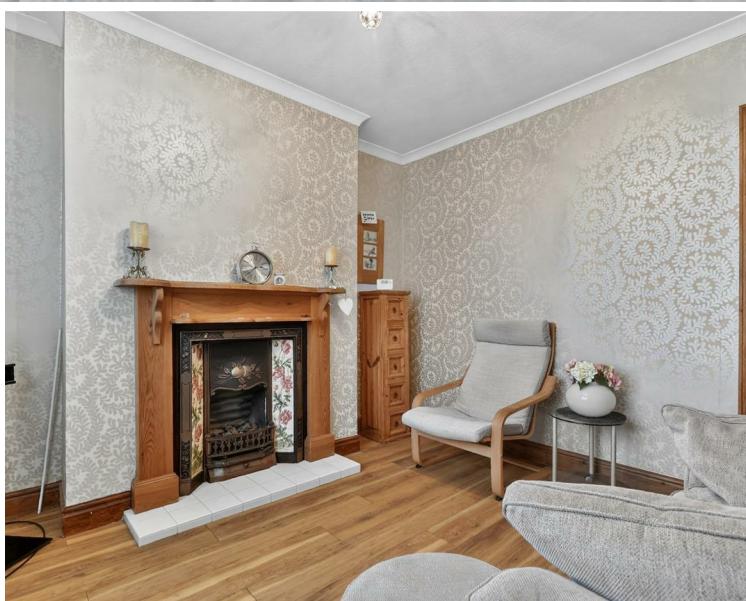
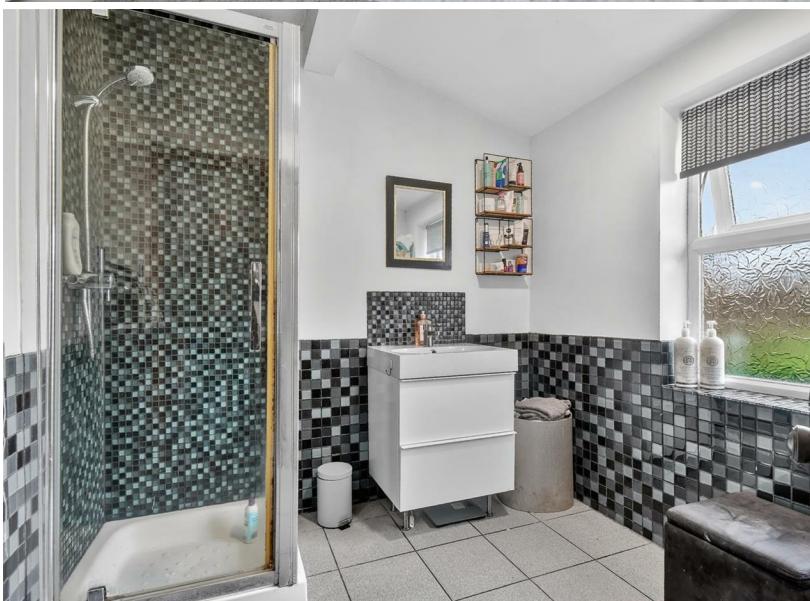
Opaque window to rear, low level wc

Outside

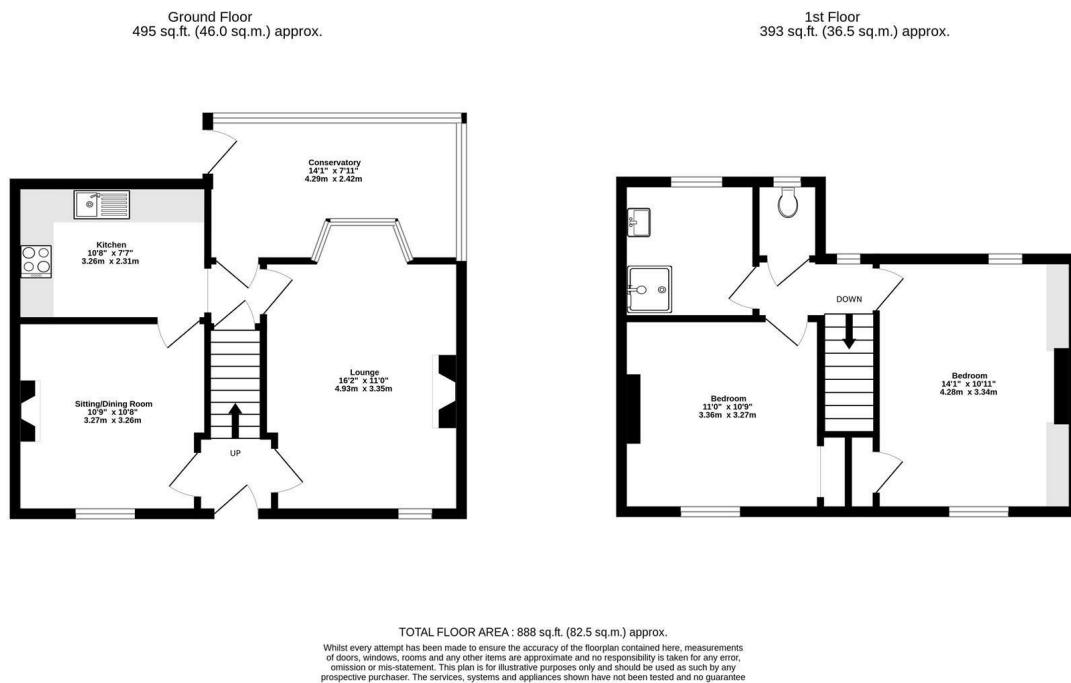
Front forecourt, brick store, raised paved patio, lawn and brick boundary wall

Agents Notes

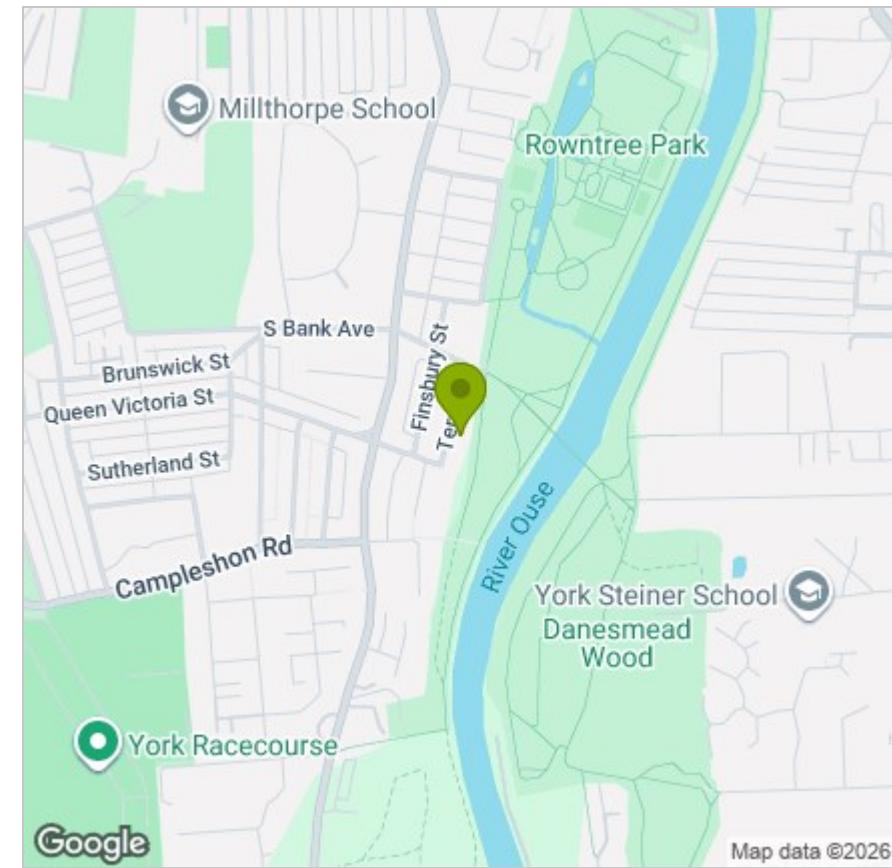
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FLOOR PLAN



LOCATION



EPC

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