

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

15 Lower Darnborough Street

York, YO23 1AR

Guide Price £400,000

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NO ONWARD CHAIN!
A superb three bedroom period mid-terrace house arranged over three floors, ready to move into and upgraded to a very high standard. Located on this quality residential street just off Bishopthorpe Road shopping parade and close to Rowntree Park, York railway station and York's historic city centre.
The bright and spacious living accommodation comprises: entrance hallway, large open plan living/dining room, recently upgraded kitchen with fitted appliances, w.c., first floor galleried landing, four piece house bathroom two first floor double bedrooms and second floor bedroom three/study.
To the outside is a beautiful landscaped rear courtyard garden with Indian sandstone paving and gate access to rear alleyway.
An accompanied viewing of this impressive property is strongly recommended.







Entrance Hall
uPVC entrance door, tiled flooring, double panelled radiator, dado rail, stairs to first floor with runner and coving

Dining Area
10'3 x 10' (3.12m x 3.05m)
uPVC window to front, Karndean flooring, double radiator, power points, coving, ceiling rose



Living Area
12'10 x 10'3 (3.91m x 3.12m)
uPVC window to rear, period style fireplace with surround, Karndean flooring, double panelled radiator, power points, understairs cupboard

Kitchen
10'6 x 6'9 (3.20m x 2.06m)
Fitted wall and base units with counter top, Belfast sink unit with mixer tap, uPVC window to side, door to courtyard garden, space and plumbing for appliances, oven and hob, power points, tiled flooring



Utility/Lobby
Space and plumbing for appliances, power points, tiled flooring

Cloakroom/W.C.
Window to side, double radiator, recessed spotlights, wash hand basin, low level w.c., extractor fan, tiled flooring









Landing
Exposed timber floorboards, power points, stairs to second floor

Bedroom 1
9'11 x 13'7 (3.02m x 4.14m)
uPVC window to front, double panelled radiator, timber floorboards, power points,

Bedroom 2
12'8 x 8' (3.86m x 2.44m)
Double glazed window to rear, double panelled radiator, exposed timber floorboards, picture rail

House Bathroom
10'6 x 6'9 (3.20m x 2.06m)
Opaque window to rear, panelled bath with mixer tap, large walk in shower cubicle, low level w.c., pedestal wash hand basin, tiled flooring, towel radiator, extractor fan,

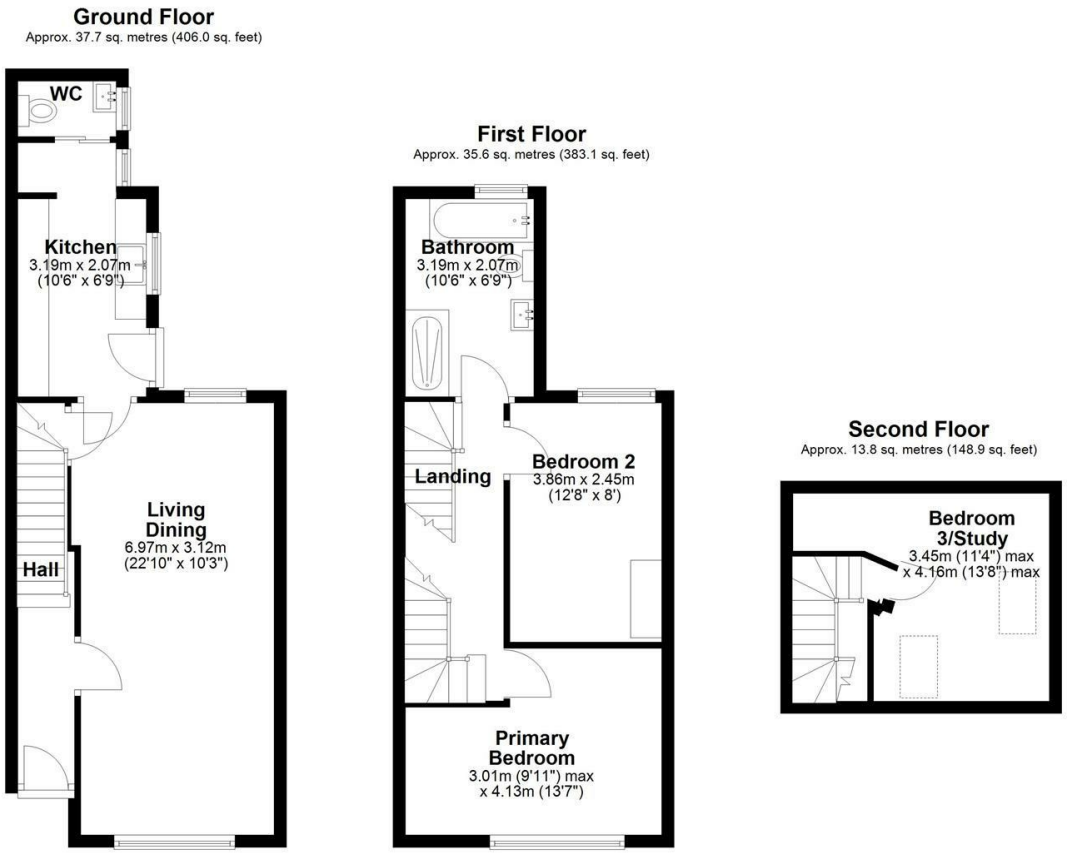
Second Floor
Door to

Bedroom 3/Study
11'4 x 13'8 (3.45m x 4.17m)
Two Velux windows, Karndean flooring, double panelled radiator, power points, spotlights

Outside
South facing rear walled courtyard garden with outside tap, Indian sandstone paving, wood panelling and pleach trees for screening plus a gate to service alleyway

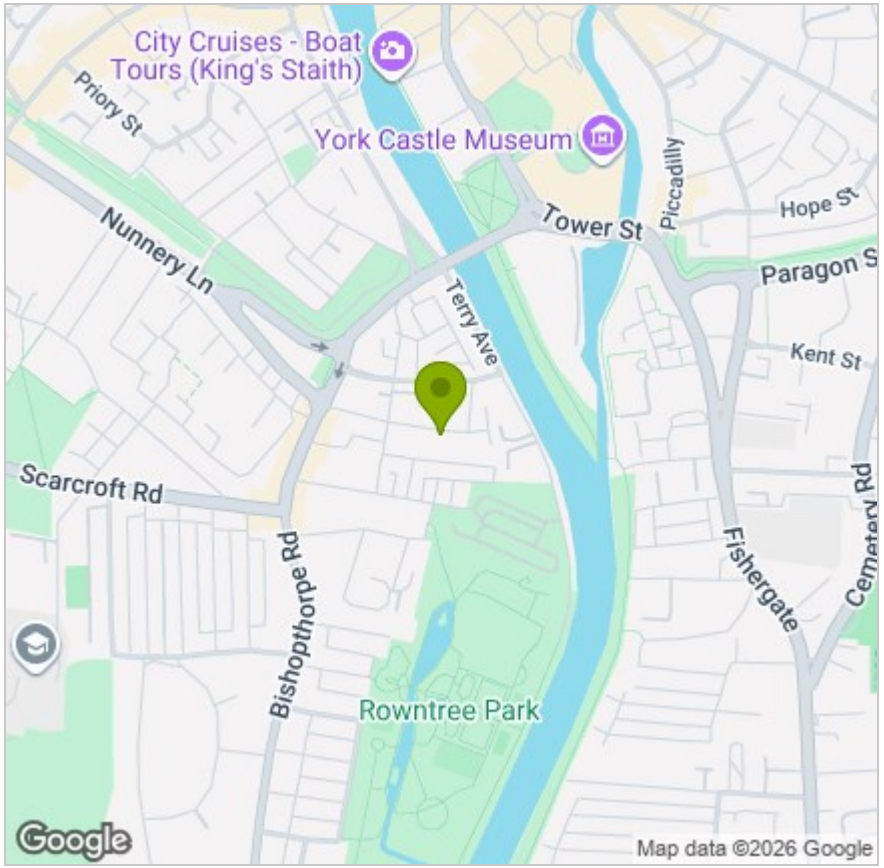
Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.
While artificial intelligence tools may be used to assist in drafting marketing text, all property details, measurements, and material information are intended as a guide only and do not constitute a contract, warranty, or legal/surveying advice. Prospective buyers or tenants must independently verify all facts, boundaries, legal title, and material information prior to making a commitment.

FLOOR PLAN

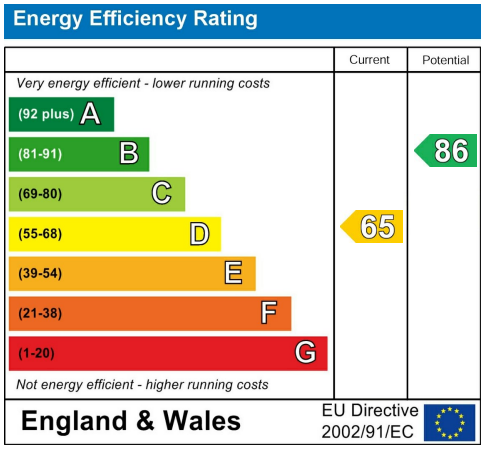


Total area: approx. 87.1 sq. metres (938.0 sq. feet)

LOCATION



EPC



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