



9 Chatsworth Terrace  
York, YO26 4RZ  
**£254,750**

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Charming two bedroom end terrace property located off Poppleton Road, ready to move into. Ideally suited to first time buyers or working professionals ideally located within a short walk of York city centre, York railway station, excellent schools and a range of shops, cafes and public houses. The ground floor opens into a spacious entrance hall leading into an open plan living room/dining room continuing into a fitted kitchen with a door leading to a sunny courtyard which floods the home with natural light creating a bright welcoming atmosphere throughout. Stairs lead to two good size double bedrooms and a large bathroom with contemporary suite and walk in shower. Recently re-wired and decorated throughout. Offered with no onward chain. Viewing highly recommended.

### Entrance Vestibule

Stained glass door leading into

### Entrance Hallway

Laminate flooring, spotlights to ceiling, picture rail, coving to ceiling, stairs to first floor

### Open Plan Lounge/Diner

Windows to front and rear, picture rail, coving to ceiling, two central heating radiators

### Kitchen

Range of matching base and wall mounted units, incorporating roll top work surfaces, gas hob, electric oven, extractor fan, single sink with mixer tap over, wall mounted central heating radiator, tiled floor, walk in pantry, door to courtyard, window to side

### Utility Room

Plumbing for automatic washing machine, window to side

### First Floor Landing

Cupboard, loft access with ladder and light





### **Bedroom 1**

Picture rail, coving to ceiling, window to front, central heating radiator

### **Bedroom 2**

Picture rail, coving to ceiling, window to rear, central heating radiator

### **Bathroom**

Panelled bath, pedestal wash hand basin, low level w.c., walk in shower cubicle with electric shower over, vinyl flooring, shaver socket, heated towel rail, window to rear, airing cupboard housing boiler

### **To the outside**

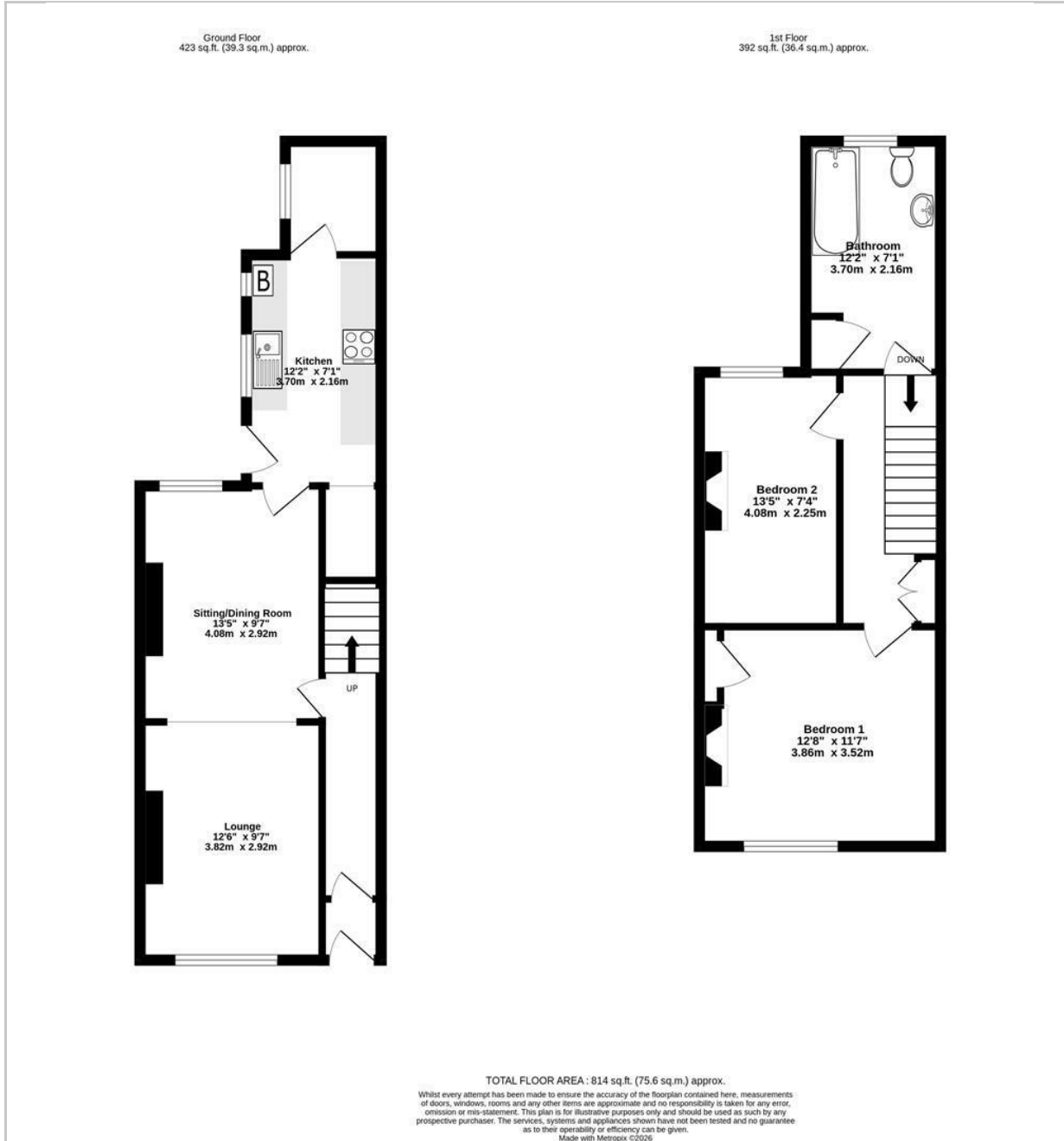
To the rear is a fully enclosed rear courtyard

### **Agents note**

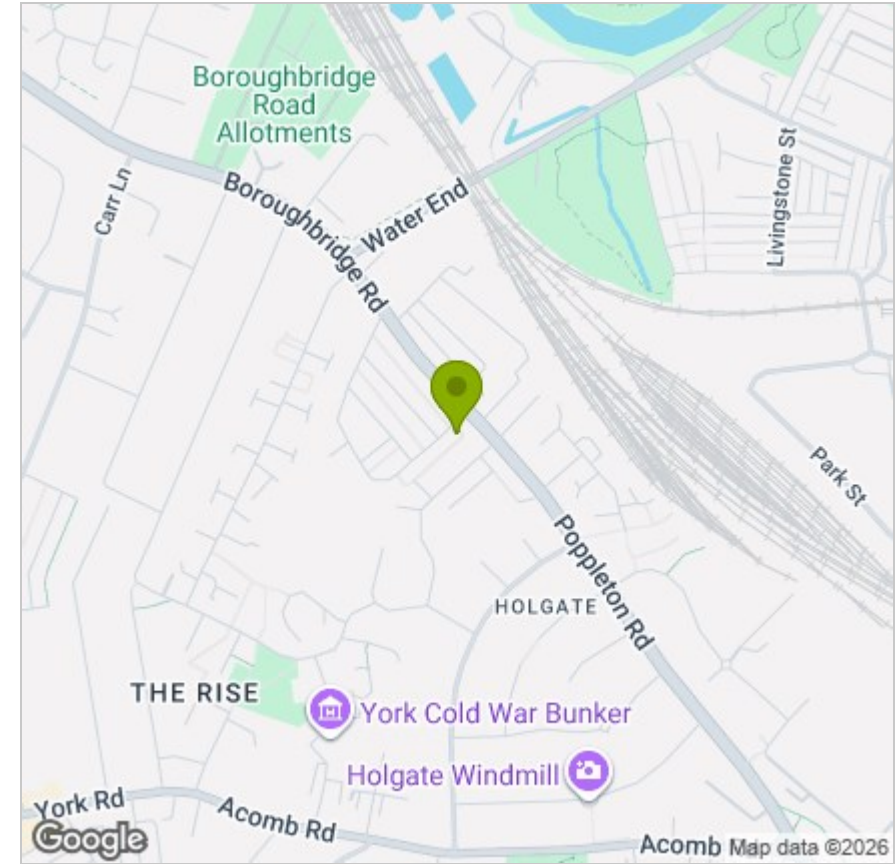
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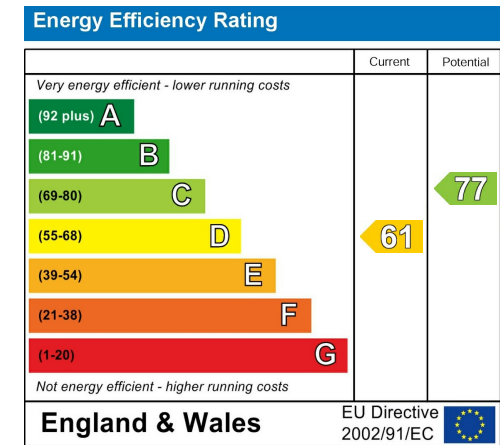
## FLOOR PLAN



## LOCATION



## EPC



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