FOR SALE

Churchills
01904 646611
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Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

31 St. Pauls Mews

York, YO24 4BR

£240,000

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NO FORWARD CHAIN! OFF STREET PARKING

Offered for sale is this two bedroom mid terrace home only a short walk from the Railway Station and York city centre.

Set within the popular residential area of Holgate, convenient for local shops, schools and amenities as well as excellent road links into York and the outer ring road.

Although in need of some cosmetic upgrading, the property benefits from double glazing and gas central heating throughout and comprises; entrance hallway, 16' lounge, dining kitchen with French doors, first floor landing, two double bedrooms and a three piece bathroom suite. To the outside is a paved driveway providing off street parking and potential for electric car charging as well as extra visitor spaces.

To the rear is a paved patio and gate to rear. This property is an ideal investment for first time buyers and landlords and is ready to view now. Please call Churchills Estate Agents today.

Entrance Hall

Living Room
16'8" x 12'5" (5.10m x 3.80m)

Kitchen
12'5" x 9'5" (3.80m x 2.89m)

Bedroom 1
12'5" x 9'10" (3.80m x 3.01m)
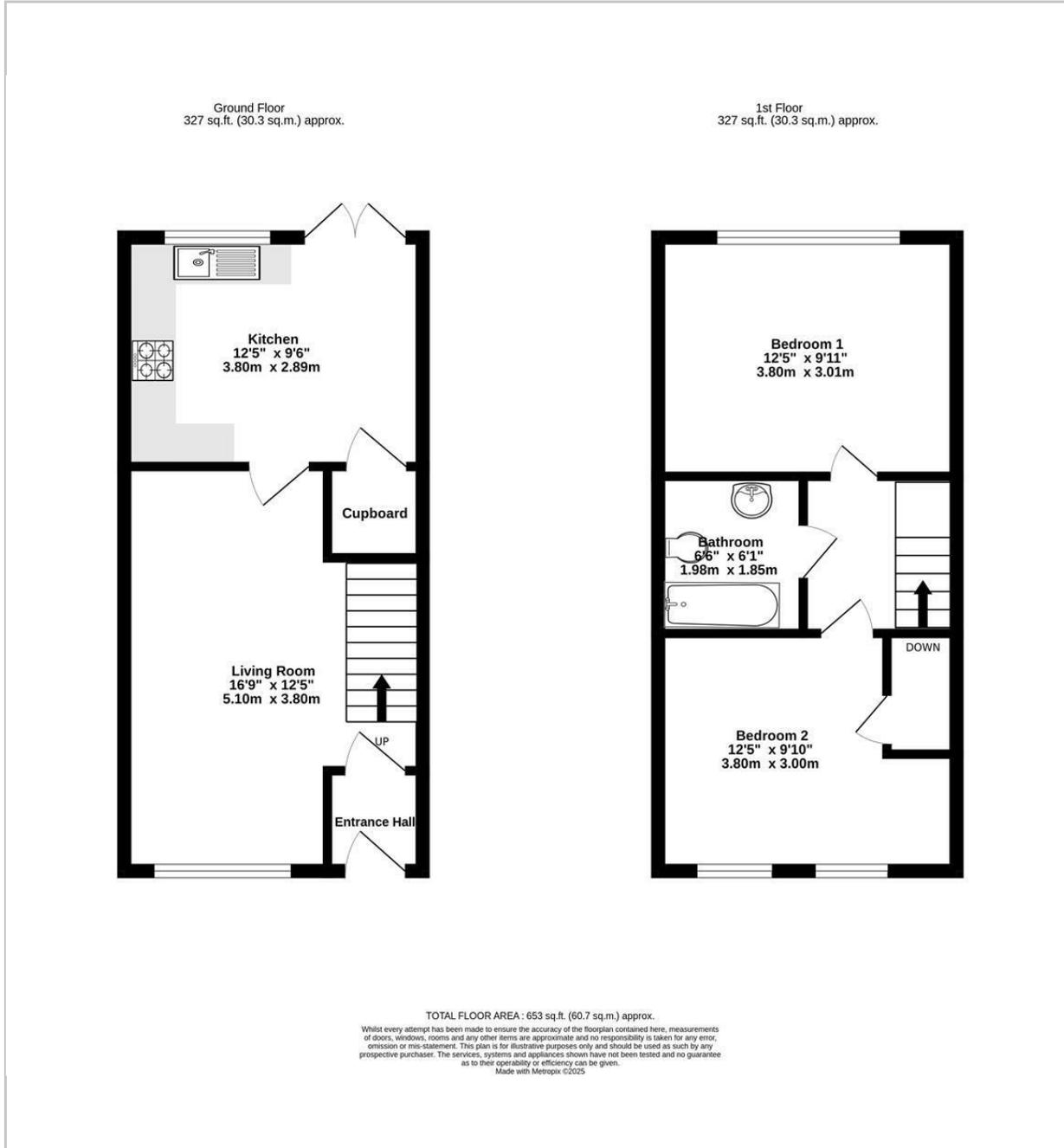
Bedroom 2
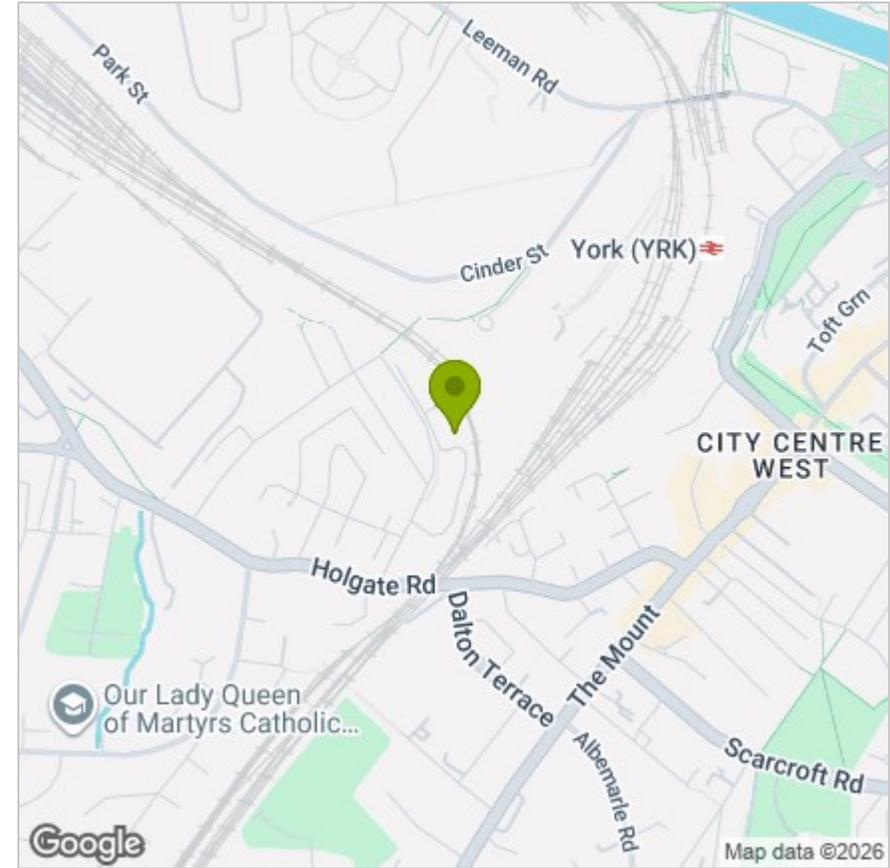12'5" x 9'10" (3.80m x 3.00m)

Bathroom
6'5" x 6'0" (1.98m x 1.85m)

FLOOR PLAN

Ground Floor
327 sq.ft. (30.3 sq.m.) approx.

1st Floor
327 sq.ft. (30.3 sq.m.) approx.

Kitchen
12'5" x 9'6"
3.80m x 2.89m

Cupboard

Living Room
16'9" x 12'5"
5.10m x 3.80m

UP

Entrance Hall

Bedroom 1
12'5" x 9'11"
3.80m x 3.01m

Bathroom
6'6" x 6'1"
1.98m x 1.85m

DOWN

Bedroom 2
12'5" x 9'10"
3.80m x 3.00m

TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

EPC

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC