

Churchills

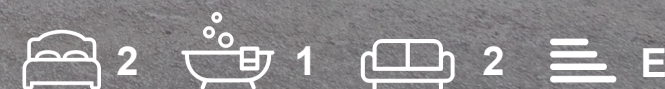
YORK'S INDEPENDENT LOCAL ESTATE AGENT



64 Russell Street

York, YO23 1NW

Guide Price £350,000



An attractive two bedroom forecourted period townhouse, ideally positioned in one of York's most sought-after mid town locations, just moments from the popular Bishopthorpe Road shopping parade with its excellent selection of independent shops, cafés and restaurants. The property is also within easy walking distance of York Railway Station and the city centre. Offering bright and spacious accommodation throughout and benefiting from gas central heating, the property briefly comprises: entrance hall, bay-fronted lounge, separate dining room and a well-appointed fitted kitchen. To the first floor is a landing leading to a generous double bedroom, an occasional home office or hobby space and a family bathroom/WC. A loft conversion provides a second-floor double bedroom.

Externally, the property enjoys an attractive enclosed walled courtyard to the rear, creating a pleasant outdoor seating area. Competitively priced to attract early interest, this charming home is likely to appeal to a wide range of buyers. Early viewing is highly recommended.

Entrance Vestibule

Entrance door. Mosaic floor. Door to

Entrance Hall

Ceiling cornicing, dado rail, stairs to first floor. Mosaic floor. Doors to

Lounge

13'9 x 9'11 (4.19m x 3.02m)

Bay window to front, ceiling cornicing, dado rail, original fireplace with cast iron and tiled inserts

Dining Room

11'9 x 9'7 (3.58m x 2.92m)

French doors to rear courtyard, picture rail, Door to





Kitchen

11'1 x 4'11 (3.38m x 1.50m)

Modern fitted units comprising 1 and a 1/2 bowl sink unit, base and wall units, work surfaces, built-in oven and hob, window to side

First Floor Landing

Stairs to second floor. Doors to

Bedroom 1

13'0 x 11'5 (3.96m x 3.48m)

Window to front, ceiling cornicing, picture rail, original fireplace, built-in cupboard

Study/Dressing Room

13'1 x 6'5 (3.99m x 1.96m)

Window to rear, original fireplace, built-in wardrobe. Door to

Bathroom

10'8 x 4'11 (3.25m x 1.50m)

Modern white suite comprising panelled bath with shower above, wash hand basin, WC, window to rear

Second Floor

Bedroom 2

12'10 x 11'11 (3.91m x 3.63m)

Balustrade, velux windows to two aspects

Outside

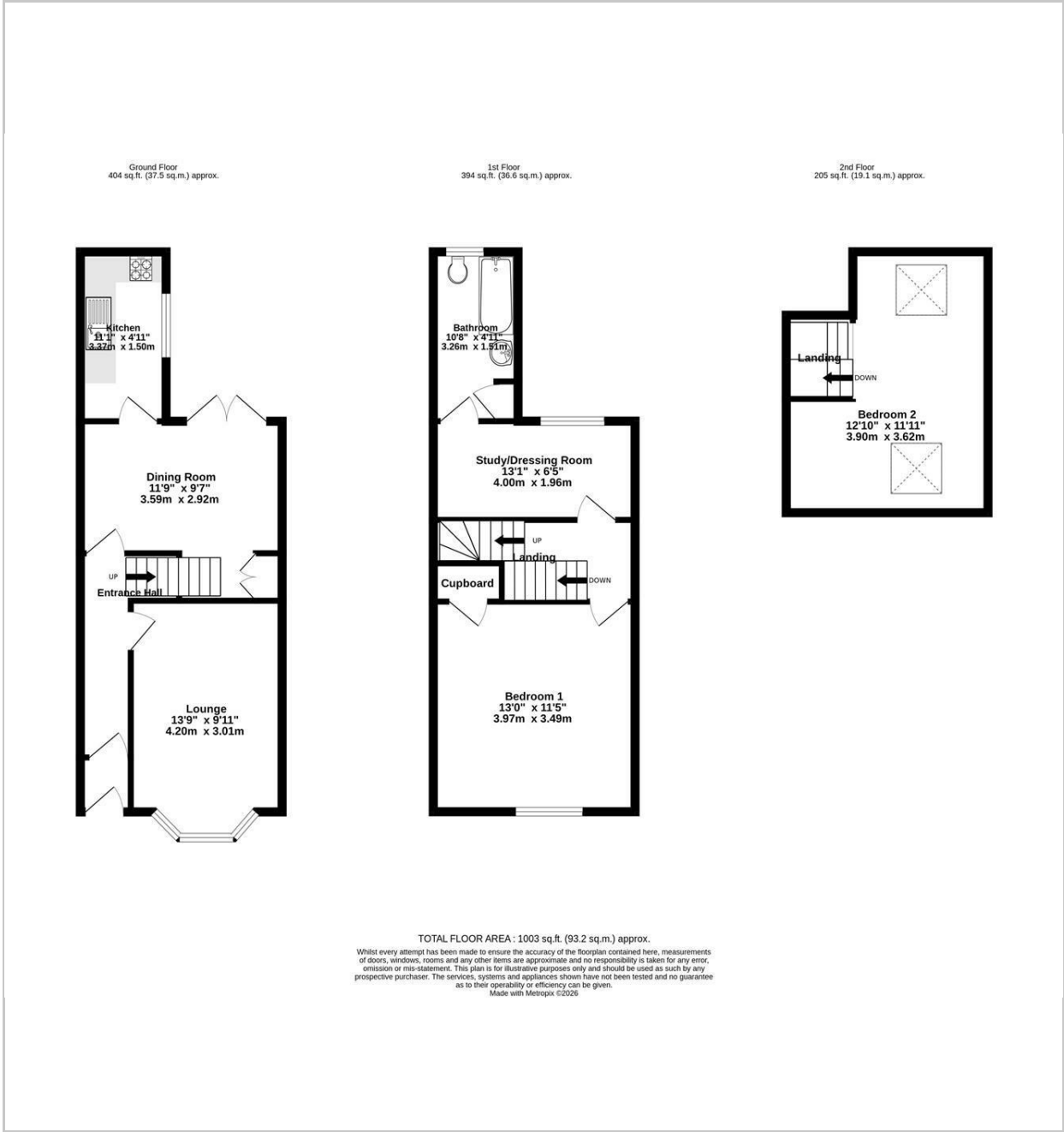
Attractive paved rear courtyard with brick boundary wall and gate giving access to rear, outbuilding with useful storage and plumbing for washing machine.

Agents Note:

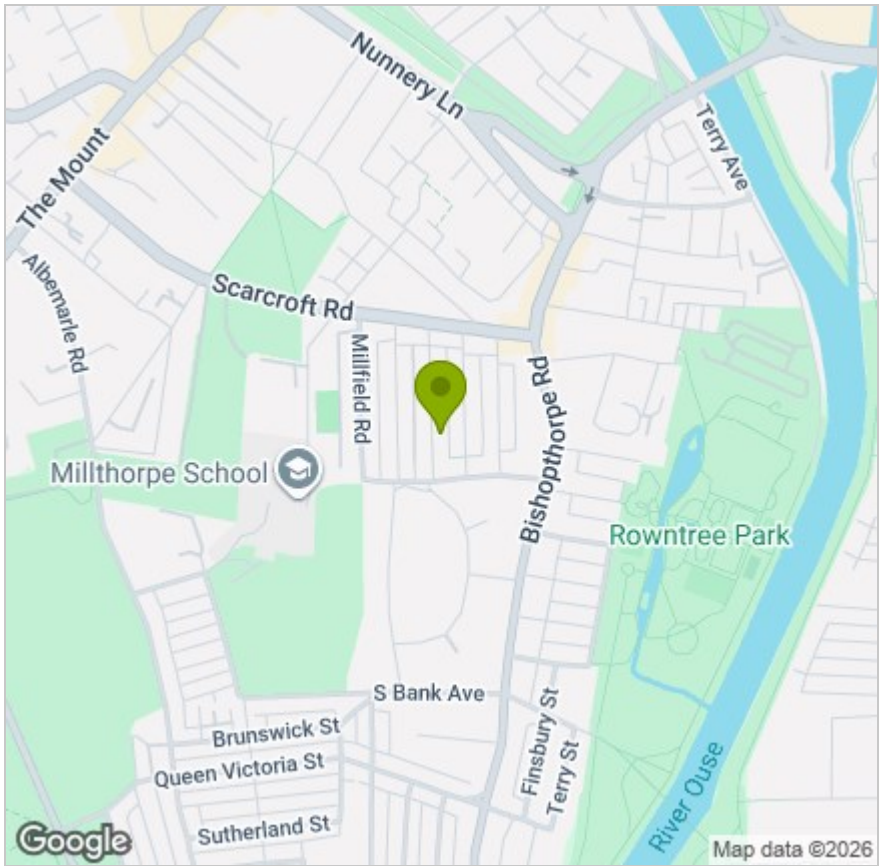
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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

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