



46 Lower Ebor Street
York, YO23 1AY
Offers In The Region Of £350,000

SUPERB INVESTMENT OPPORTUNITY - NO ONWARD CHAIN! We are delighted to offer to the market this stunning, rare, high-end property, positioned moments away from Bishopthorpe Road shopping parade, Rowntree Park and the River Ouse. Located on this popular terraced street, highlights include an extended ground floor, two double bedrooms and two bathrooms. Designed and laid out in collaboration with well-regarded local design companies to create relaxing and well-presented spaces as well as maximising its rental potential. The bright and airy living accommodation comprises large open plan living/dining room with feature wood burner, fully fitted kitchen with Quartz worktops and roof lantern, rear hallway, three-piece bathroom suite, first floor landing, large double bedroom and second double bedroom with en-suite shower room. To the outside is a walled rear courtyard with gate to service alleyway. Permit on street parking is also available. The house would also be suitable for a private residence and is just a short walk from the Welcome Lets and Churchills Estate Agents offices, if further information is required. An accompanied viewing is highly recommended.

Lounge Area

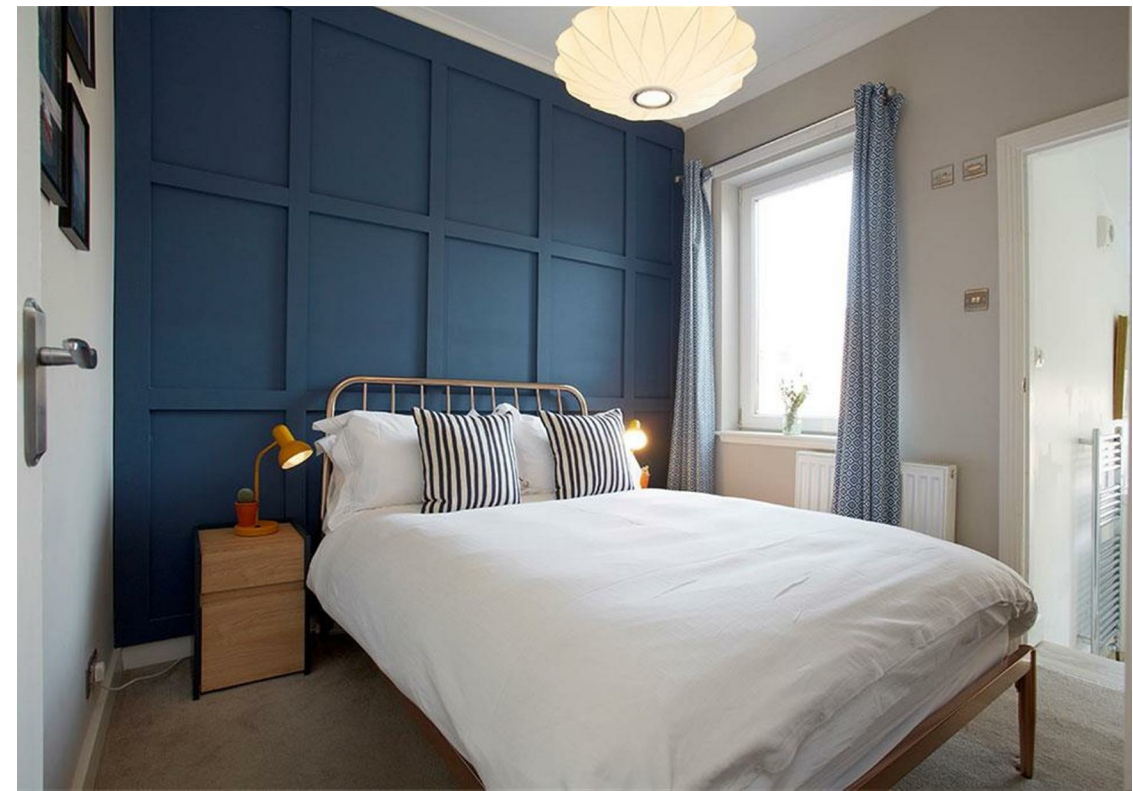
Entrance door, double glazed window to front, ceiling coving, wood panelling, double panelled radiator, TV point, power points, feature log burner with surround and hearth. Luxury vinyl tiling.

Dining Area

Ceiling coving, double panelled radiator, wood panelling, carpeted stairs to first floor, built in seat, power points. Luxury vinyl tiling.

Kitchen

Double glazed window to rear, fitted wall and base units with Quartz work tops, inset sink and draining board, integrated appliances, column radiator, power points, roof lantern. Luxury vinyl tiling.





Rear Hallway

Door to courtyard. Luxury vinyl tiling.

Bathroom

Opaque double glazed window to side, panelled bath, wash hand basin, low level WC, tiled walls. Tiled flooring with under floor heating.

First Floor Landing

Carpet. Door to;

Bedroom 1

Double glazed window to front, storage cupboard, double panelled radiator, power points. Carpet.

Bedroom 2

Double glazed window to rear, double panelled radiator, power points. Carpet.

En-Suite

Opaque double glazed window to rear, corner shower unit, wash hand basin, low level WC, chrome towel rail/radiator. Tiled flooring with under floor heating.

Outside

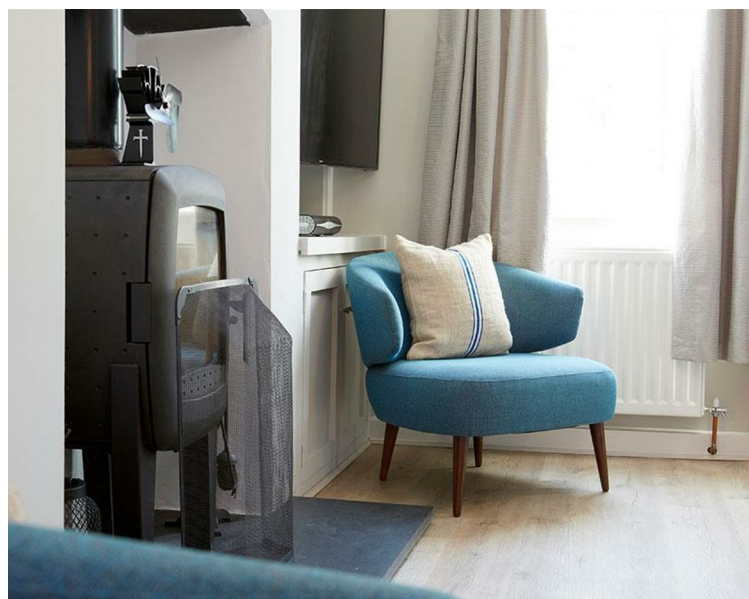
Rear walled courtyard with gate to service alleyway.

Note:

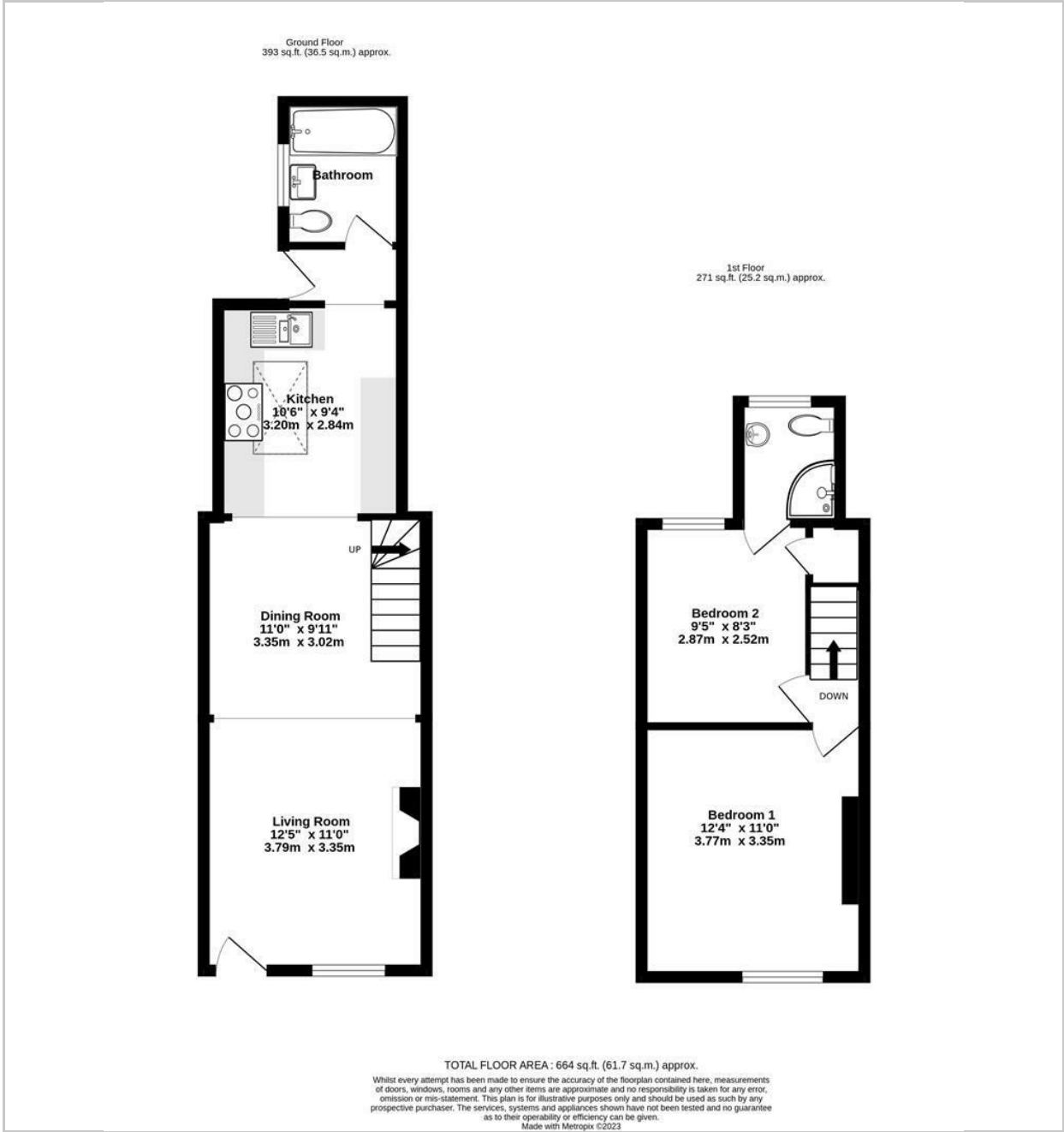
Please call Churchills Estate Agents for further information on the holiday rental returns.

Agents Note

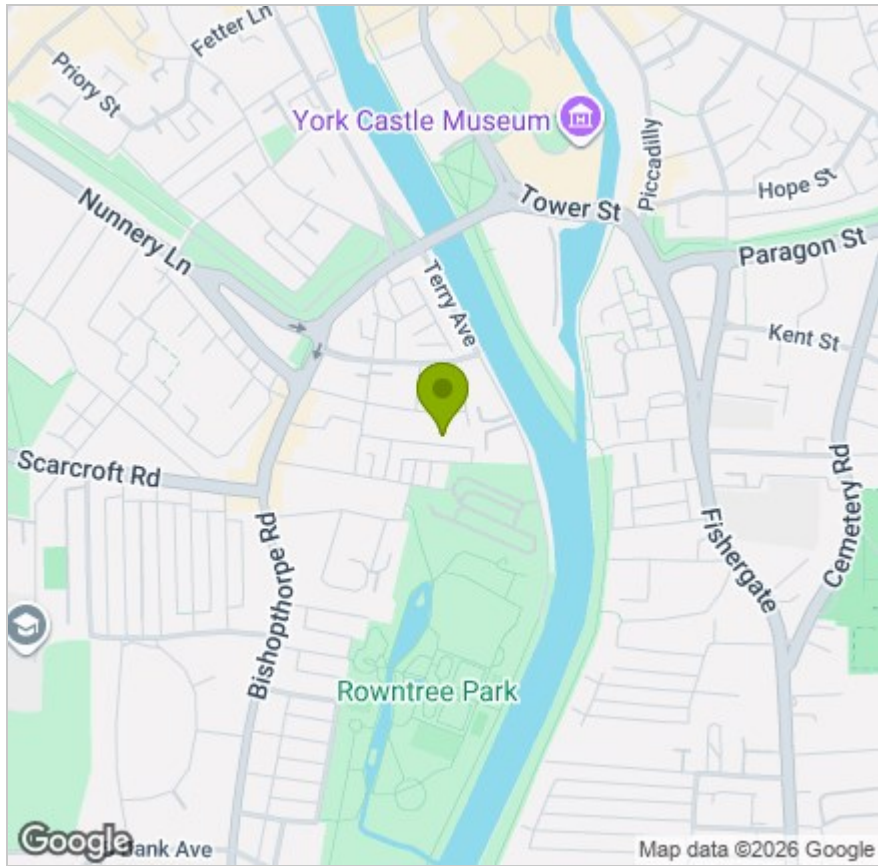
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



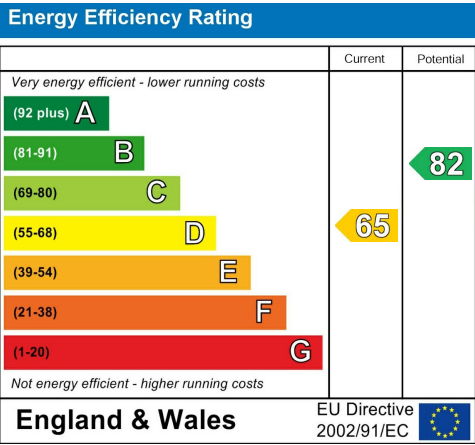
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.