



36 St. Pauls Mews
York, YO24 4BR
Guide Price £280,000

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NO ONWARD CHAIN!

A modern two bedroom end of terrace house in this quality central area. Located on this quiet residential street with designated parking and the potential for electric car charging, the property is in the popular suburb of Holgate close to the railway station and York's historic city centre.

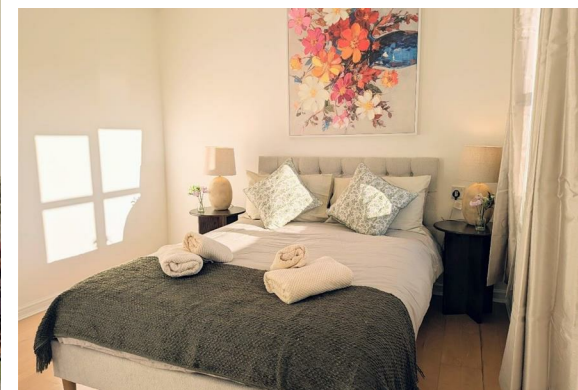
The recently upgraded living accommodation comprises entrance hallway, lounge/dining room, breakfast kitchen, first floor landing, two first floor double bedrooms and three-piece house bathroom.

To the outside is a paved front driveway for off-street parking and to the rear there is a landscaped garden with brick wall and fence boundary.

An accompanied viewing of this impressive house is strongly recommended.

Entrance Hallway

Entrance door, carpeted stairs to first floor



Lounge/Dining room

16'6" x 10'8" (5.03m x 3.25m)

Two windows to front, engineered wood flooring, power points, television points, radiator



Kitchen/Breakfast Room

13'6" x 9'3" (4.11m x 2.82m)

Fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, built in oven and hob, space and plumbing for appliances, window to rear, French doors, double radiator, spotlights, understairs cupboard, LVT flooring



First Floor Landing

Window to side, carpeted floors, door to bedroom 1





Bedroom 1

13'6" x 10'1" (4.11m x 3.07m)

Two windows to rear, engineered wood flooring, radiator, power points, storage cupboards

Bedroom 2

11'10" x 8'11" (3.61m x 2.72m)

Two windows to front, engineered wood flooring, power points, radiator

House Bathroom

Panelled bath, mixer shower head over, tiled walls, low level w.c., wash hand basin, radiator, vinyl flooring, towel radiator

To the outside

Front paved driveway, gate for side access, rear courtyard garden with artificial turf, paving, brick boundary wall, timber fence boundary, outside tap

Agents Note:

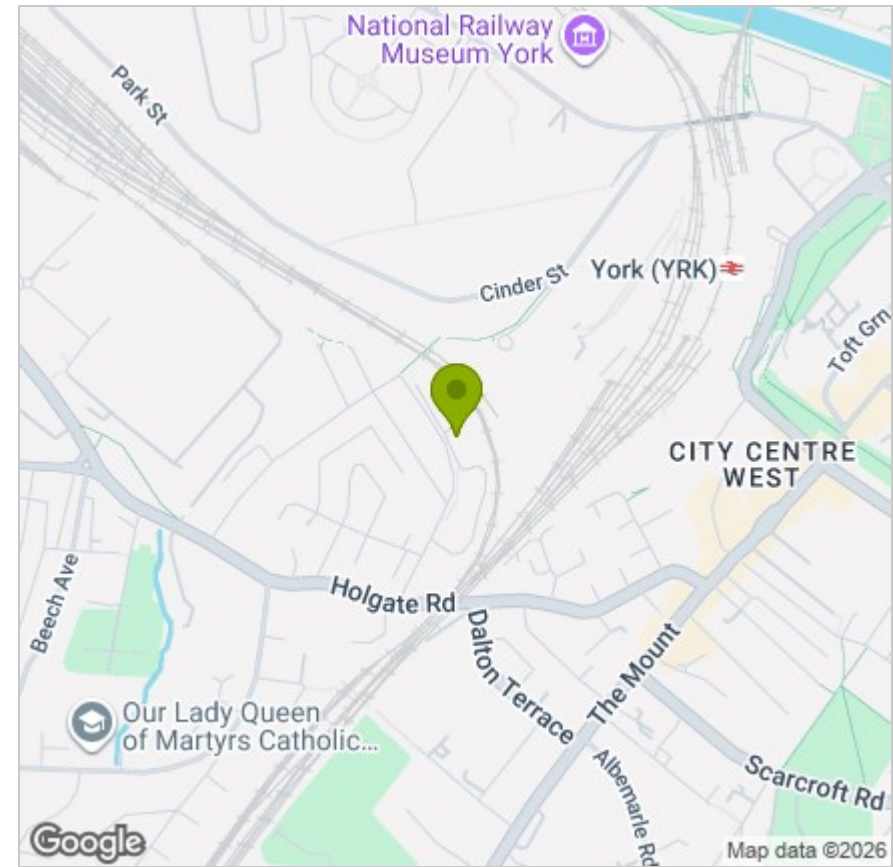
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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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