



46 Balmoral Terrace
York, YO23 1HS
Guide Price £299,950



NO FORWARD CHAIN! Delightful fore-courted period terraced home with South facing courtyard with two double bedrooms. We as Agents are delighted to have the opportunity to present to the market this bright and spacious Victorian terrace nestled in a side street off the ever popular Bishopthorpe Road and being only a stones throw from The Knavesmire. The property has the benefit of UPVC double glazing and gas central heating via a combination boiler and the internal accommodation briefly comprises: Entrance hall, living room with large window to front offering plenty of natural light, dining room with walk in storage cupboard, modernised kitchen with newly fitted wall and base units and access to the rear courtyard, a spacious modern bathroom completes the ground floor living accommodation. Carpeted stairs lead to the first floor and two double bedrooms, both having bespoke built in wardrobes and the back bedroom having coveted views of the clock tower. Externally the property boasts a large sunny courtyard garden with timber decked seating area. An early viewing on what always proves to be a popular style and type of property is highly recommended.

Entrance Vestibule

UPVC entrance door, picture rail, skirting. Door To;

Entrance Hallway

Coving, single panelled radiator, Skirting.

Living Room

8'05 x 12'05 (2.57m x 3.78m)

UPVC window to front, power points, skirting, double panelled radiator. Carpeted floors.

Dining Room

10'05 x 12'01 (3.18m x 3.68m)

UPVC window to rear, coving, double panelled radiator, power points, skirting, large storage cupboard. Carpeted floors.





Kitchen

6.09 x 9'05 (1.83m.2.74m x 2.87m)
UPVC door to rear courtyard, UPVC window to side, wall mounted combination boiler, plumbing for washing machine, double panelled radiator, wall and base units, tiled flooring, part tiled walls, intergrated oven, 4 gas hob with extractor over.

Bathroom

5'10 x 5'10 (1.78m x 1.78m)
UPVC window to side, double panelled radiator, panelled bath with shower over, W.C, wash hand basin. Laminated flooring.

Bedroom One

UPVC window to rear, double panelled, bespoke fitted wardrobe, power points, skirting, original cupboard, access to loft. Carpeted floors.

Bedroom Two

UPVC window to front, double panelled radiator, power points, skirting. Carpeted floors.

Outside

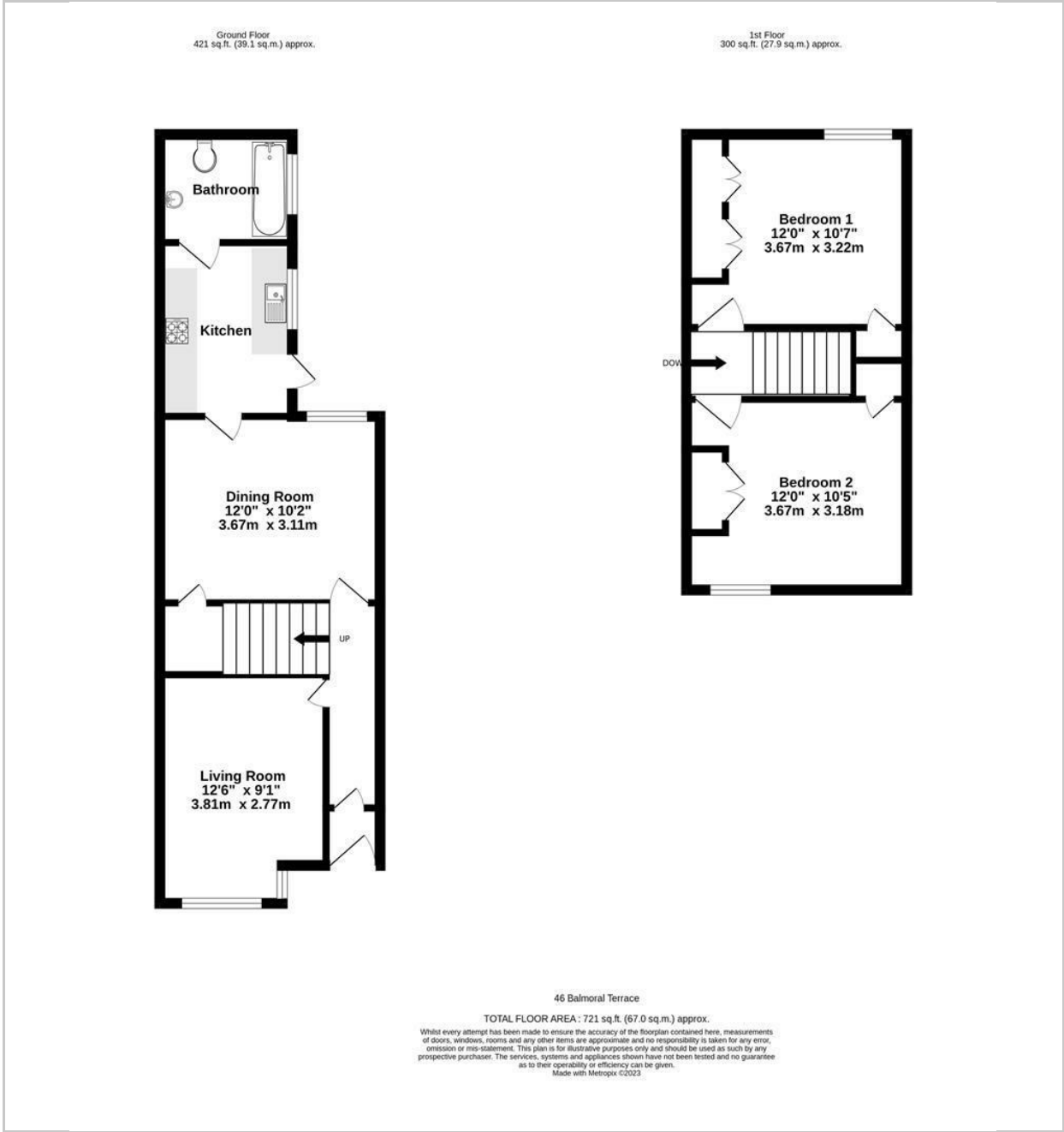
Decked seating area, timber gate to service alleyway.

Agents Note:

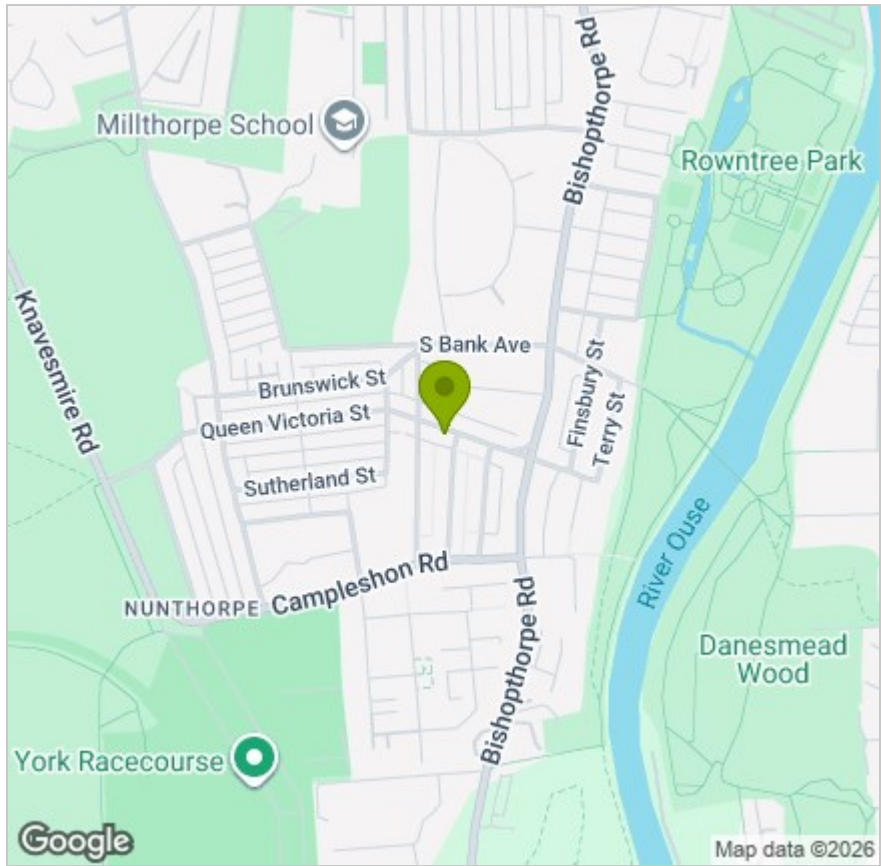
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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