



150 Albemarle Road
York, YO23 1HB
Guide Price £595,000

NO ONWARD CHAIN! Superb, extended three storey, four bedroom period townhouse set on this fabulous South Bank street adjacent to York Knavesmire Racecourse and with close proximity to the historic city centre, River Ouse and Bishopthorpe Road.

Currently a successful holiday let the property provides an ideal investment purchase with good returns but equally would suit a turnkey private home.

The accommodation is beautifully presented throughout with high quality fittings and comprises entrance hallway with encaustic tiling, lounge with bay window, stunning large open plan living/dining kitchen with quality fitted units, sitting and dining area with bifold doors to a good sized courtyard, ground floor WC, four double sized bedrooms over the first and second floor, house bathroom and shower room ensuite. An accompanied viewing is strongly recommended.

Hallway

Living Room

13'5" x 11'9" (4.1m x 3.6m)

Kitchen/Diner

16'8" x 13'1" (5.1m x 4.0m)

Garden Room

10'9" x 7'6" (3.3m x 2.3m)

First Floor Bedroom

11'9" x 11'1" (3.6m x 3.4m)

Bedroom 2

10'5" x 8'10" (3.2m x 2.7m)

Bedroom 3

10'5" x 7'10" (3.2m x 2.4m)

Second Floor Master Suite

16'8" x 12'1" (5.1m x 3.7m)

Courtyard Garden





Agents Notes

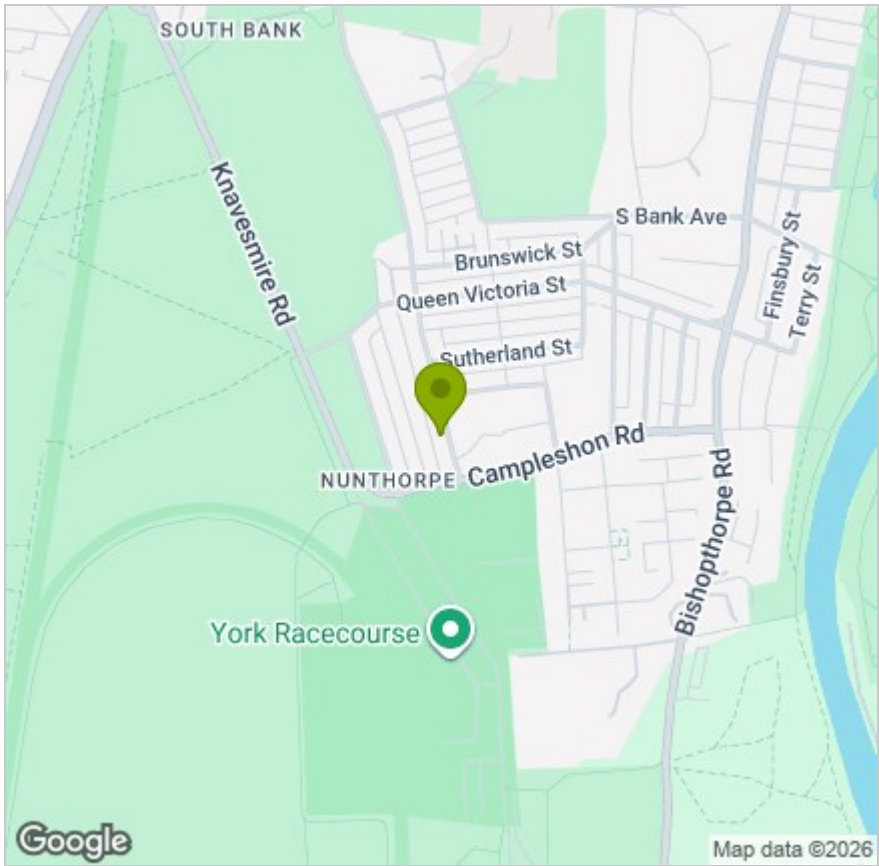
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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



FLOOR PLAN



LOCATION



EPC

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

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.