



44 Lower Ebor Street
York, YO23 1AY
Guide Price £265,000

NO ONWARD CHAIN – Ready to view is this impressive two double bedroom, mid-terrace house with rear courtyard. Located moments away from Bishopthorpe Road shopping parade, Rowntree Park, York city centre and the railway station this terrific property has been updated and maintained by the current vendor to a very high standard throughout including a new roof in 2024 with the added benefit of uPVC double glazing and modern gas central heating. The bright and airy living accommodation comprises lounge, dining room, kitchen, rear hallway, three-piece bathroom, first floor landing and two double bedrooms. To the outside is a good size rear courtyard with access to a shared alleyway. An internal viewing is highly recommended.

Lounge

Composite entrance door, uPVC window to front, double panelled radiator, power points, carpet.

Dining Area

uPVC window to rear, carpeted stairs to first floor, double panelled radiator, power points, laminate flooring.

Kitchen

uPVC window to side, fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, wall mounted gas combination boiler, power points, vinyl flooring.

Rear Hallway

Glazed uPVC door to courtyard. vinyl flooring. Door to;

Bathroom

Opaque uPVC window to side, panelled bath with electric shower over, wash hand basin, low level WC, extractor fan, double panelled radiator, vinyl flooring.

First Floor Landing

Carpet. Panelled doors to;





Bedroom 1

uPVC window to front, single panelled radiator, power points, carpet.

Bedroom 2

uPVC window to rear, storage cupboard, single panelled radiator, power points, carpet.

Outside

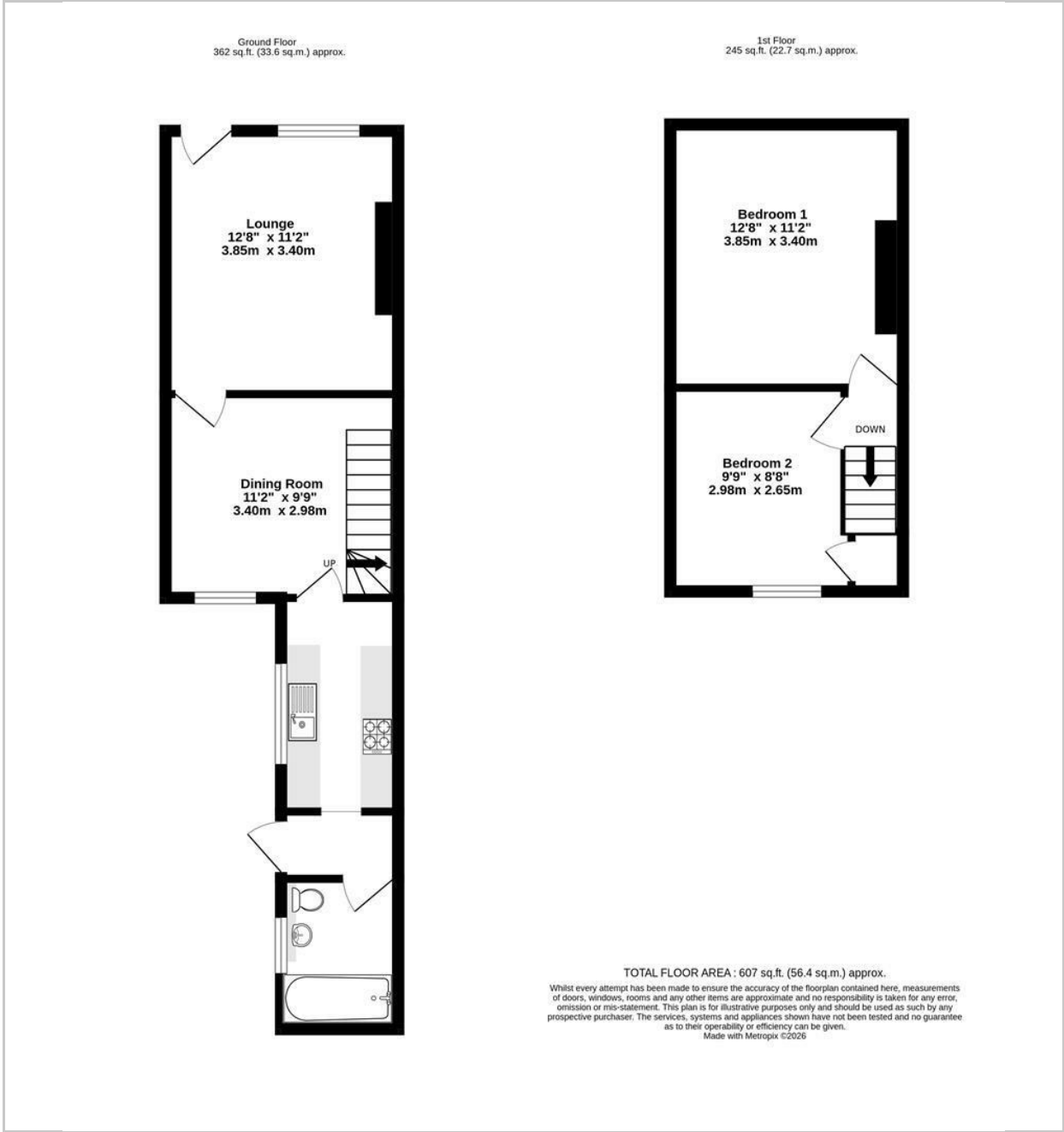
Rear walled courtyard with gate to service alleyway.

Agents Note:

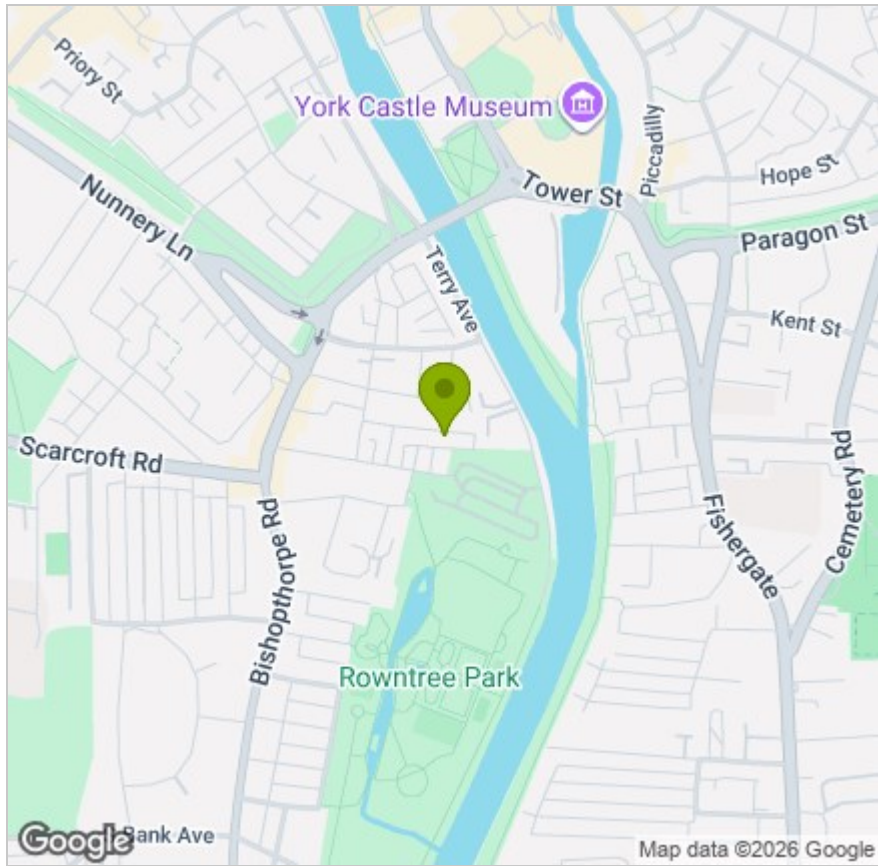
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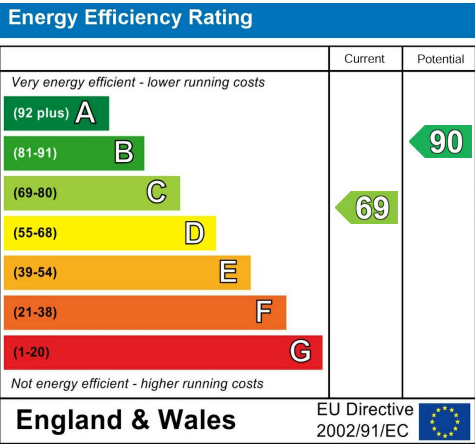
FLOOR PLAN



LOCATION



EPC



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