

56 Baker Street
York, YO30 7AX
Guide Price £269,500



An excellent turnkey investment opportunity, ideal for any property portfolio, with a potential rental income of £1,300 per month (£15,600 per annum). This spacious, recently refurbished end-terrace property is offered in move-in condition and is immediately available, benefiting from an EPC Band C rating, an up-to-date EICR, and a recently renewed boiler and roof. Ideally positioned just off Bootham and Burton Stone Lane, the property is within a ten-minute walk of York Minster and combines strong rental appeal in move-in condition with low anticipated maintenance requirements. We are delighted to offer this charming and larger than usual two bedroom, forecourted end terrace home. Offering two generous double bedrooms (one with a useful walk-in wardrobe), two reception rooms, modern kitchen, convenient ground floor bathroom and a private courtyard garden. The property provides a well balanced combination of character, practicality and comfortable living. Perfectly positioned for enjoying all that York has to offer, the property is within easy reach of the city centre, York Hospital, local amenities, schools and excellent transport links. With its appealing location and versatile accommodation, this lovely home would make an excellent choice for first-time buyers, couples, downsizers or investors alike. Call Churchills Estate Agents today to arrange a viewing.

Entrance Vestibule

Entrance door. Door to:

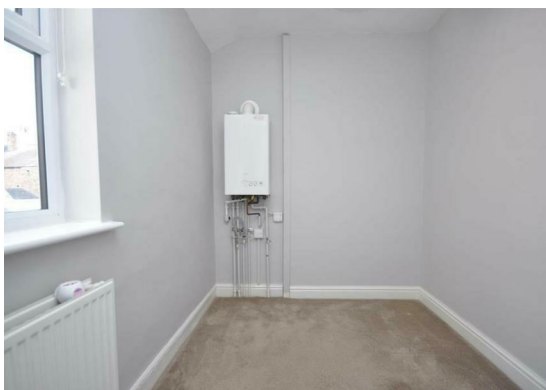
Entrance Hallway

Radiator, stairs to first floor. Doors to:

Sitting/Dining Room

11'10" x 11'6" (3.61m x 3.51m)

Bay window to front, radiator, TV point, power points.





Living Room

14'5 x 10'6 (4.39m x 3.20m)

Window to rear, coving, radiator, power points.

Kitchen

8'11 x 6'11 (2.72m x 2.11m)

Window to side, fitted wall and base units, built in oven and hob, sink with draining board, space for appliances, power points. Door to:

Rear Hall

Door to courtyard

Bathroom

6'11 x 6'7 (2.11m x 2.01m)

Opaque window to side, panelled bath, wash hand basin, low level WC, fully tiled walls.

First Floor

Doors to:

Bedroom 2

14'5 x 9'10 (4.39m x 3.00m)

Window to front, radiator, power points, built in storage cupboard.

Bedroom 1

14'5 x 10'6 (4.39m x 3.20m)

Window to rear, radiator, TV point, power points, built in storage cupboard. Door to:

Dressing Room

8'11 x 6'11 (2.72m x 2.11m)

Window to side, radiator, wall mounted boiler.

Outside

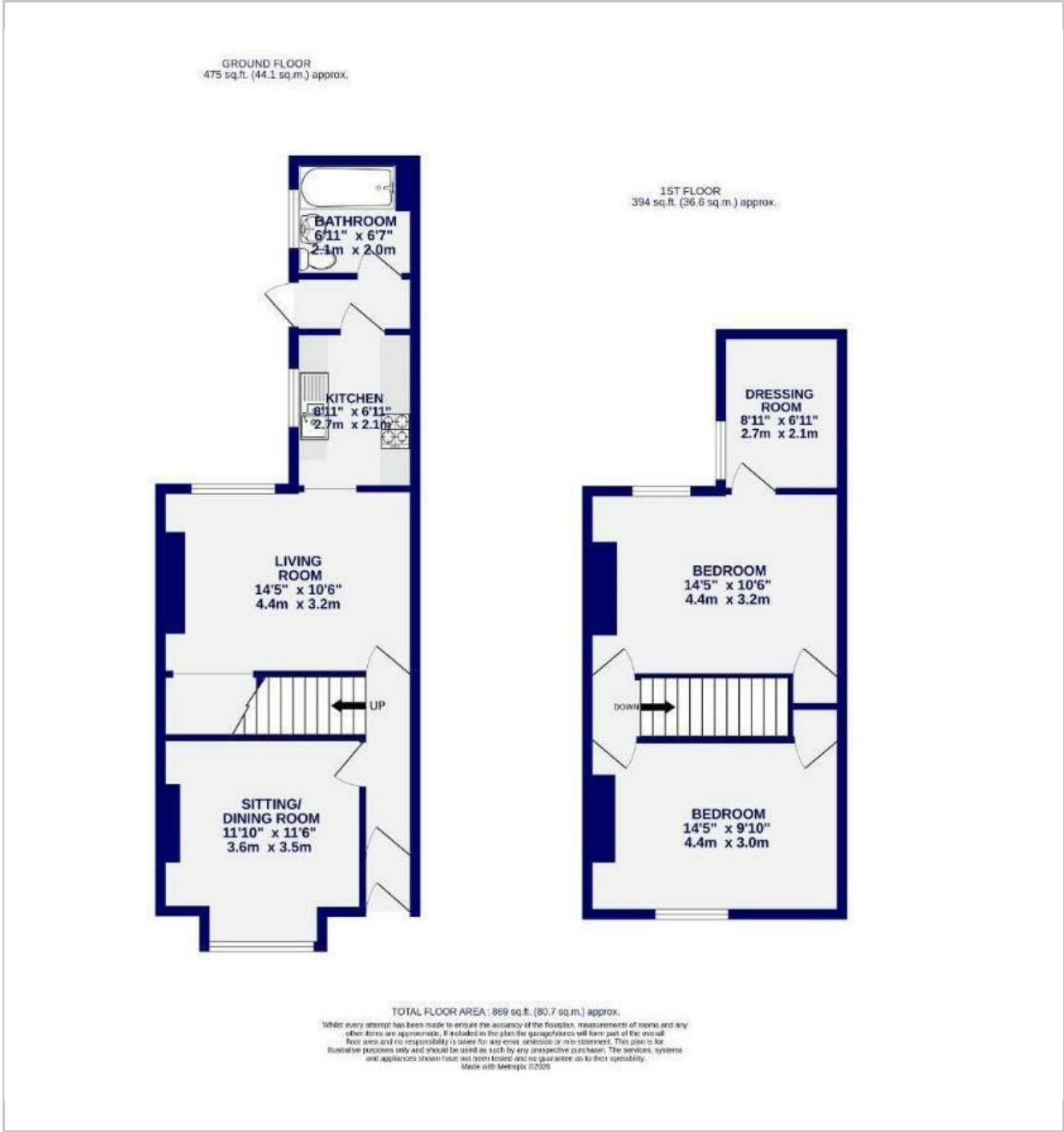
Rear walled courtyard with brick built storage.

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.

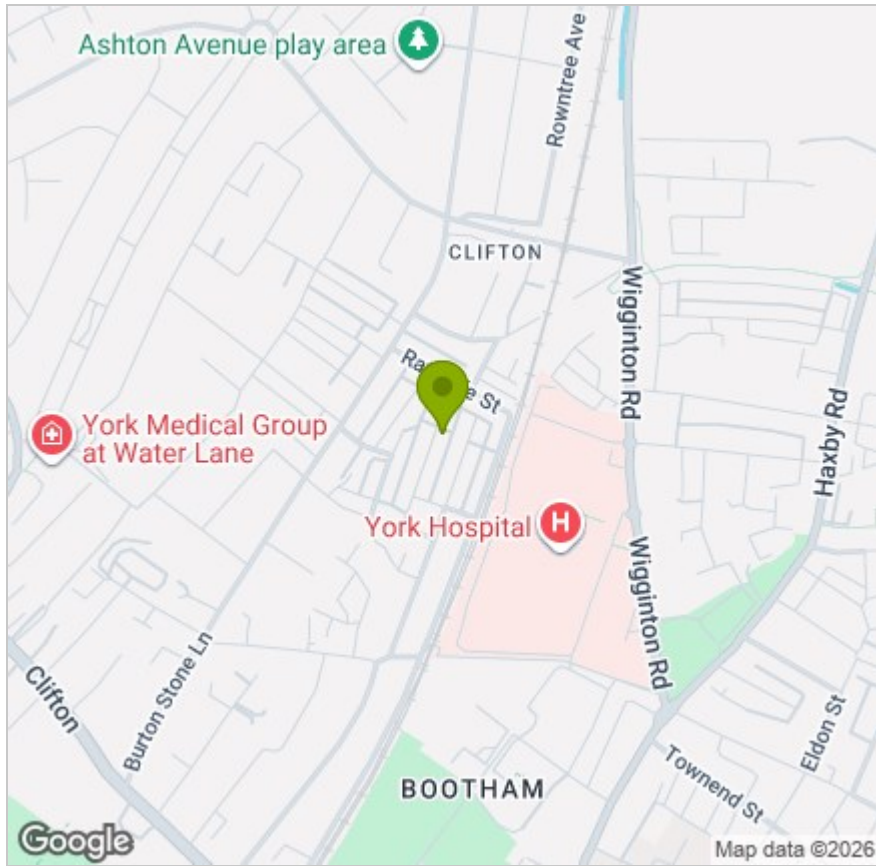


FLOOR PLAN



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.

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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