



23 Pembroke Street
York, YO30 7BB
Offers Over £220,000

NO ONWARD CHAIN! This two bedroom period terrace house located in this popular and convenient Burton Stone Lane area ideally located for York's historic city centre, York hospital and Railway station.

Offering bright and characterful living accommodation with the added benefit of uPVC double glazing and gas central heating. Internally the property comprises; lounge with feature fireplace, 12ft dining room, fitted kitchen, rear hallway, three piece bathroom, first floor landing and two first floor double bedrooms.

To the outside is a well kept walled rear courtyard with gateway to service alleyway.

An accompanied viewing is strongly recommended.

Lounge

uPVC entrance door, uPVC window to front, original fire with surround, engineered oak flooring, double panelled radiator, coving, power points



Dining Room

uPVC window to rear, engineered oak flooring, understairs cupboard, coving, double panelled radiator, power points



Kitchen

uPVC window to side, fitted wall and base units with countertop, gas hob and electric oven, stainless steel sink and draining board, gas combination boiler, tiled flooring, power points, plumbing for washing machine

Rear Hallway

uPVC entrance door

Bathroom

Panelled bath with mixer shower over, pedestal wash hand basin, low level WC, tiled floors, tiled flooring, towel radiator, extractor



Landing

Carpeted flooring, door to;





Bedroom 1

uPVC window to front, carpeted flooring, double panelled radiator, storage cupboard, coving, power points

Bedroom 2

uPVC window to rear, double panelled radiator, coving, power points

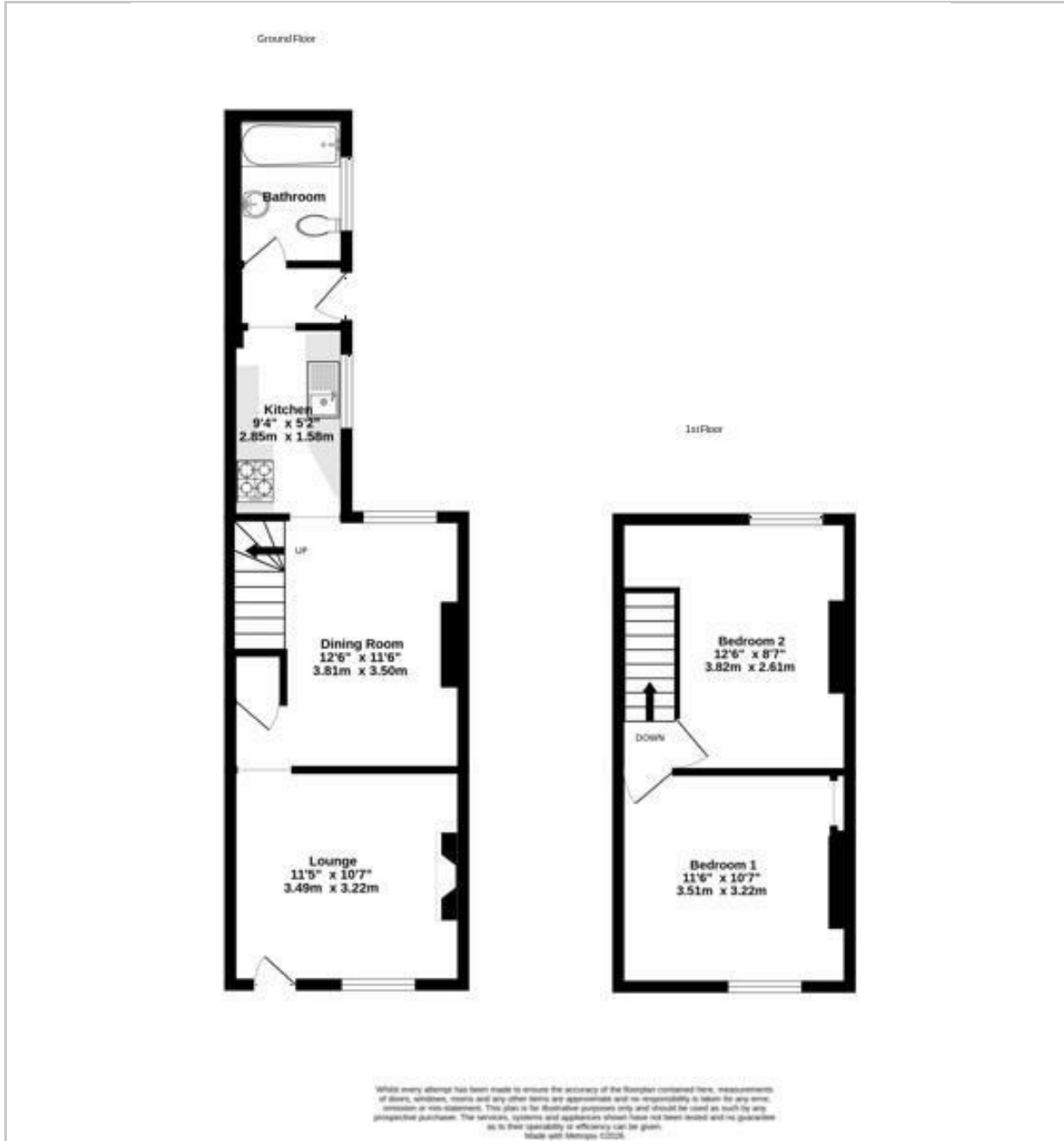
Outside

Rear walled paved courtyard, flower borders, brick boundary wall, gate to service alleyway

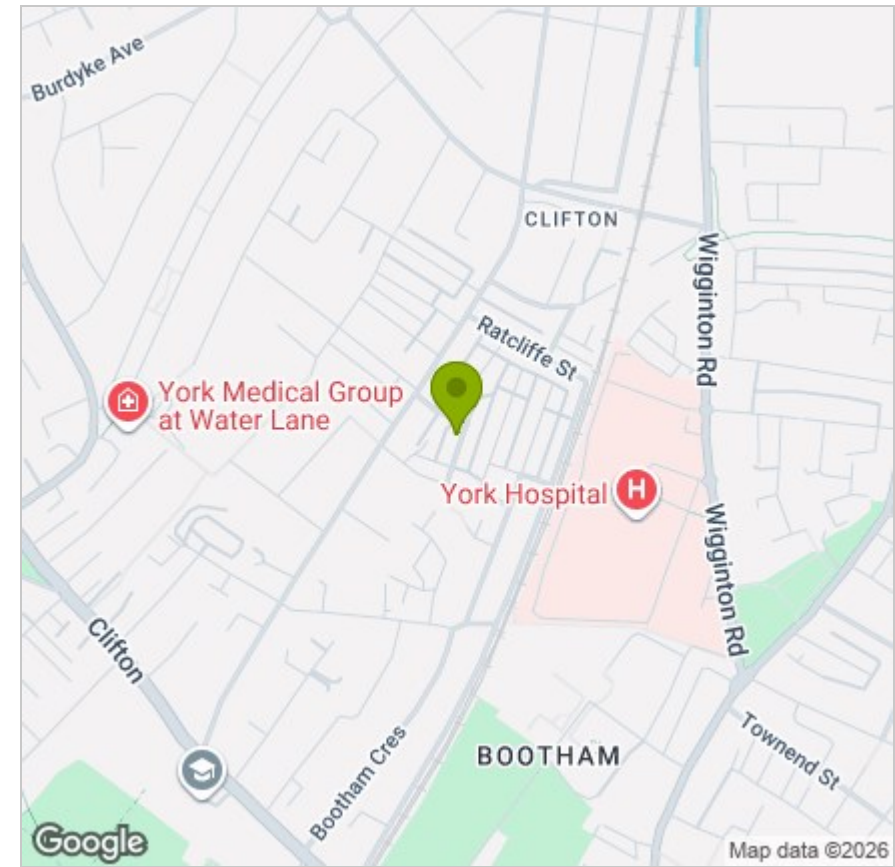
Agents Notes

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			88
(69-80) C		71	
(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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