Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

255 Chapelfields Road

York, YO26 5AE

£230,000

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A recently updated 2 bedroom end terrace house with with small study room and fabulous open plan kitchen/diner located in this popular and convenient residential area close to Acomb front street, over ring road and excellent transport links to the city centre. Ready to move into this very well presented property in sure to appeal to a range of buyers looking for a good sized home in excellent condition with the benefit of gas central heating and uPVC double glazing as well as a favoured layout.
Internally the living accommodation comprises; entrance hallway, lounge, 15ft dining room with French doors onto the garden and opening to the kitchen also with a glazed door, first floor landing, 2 double bedrooms with fitted wardrobes, 3 piece bathroom suite and an additional 3rd bedroom/study.
To the outside is a gravelled driveway providing off street parking for at least 2 vehicles with the potential for electric car charging, side gate giving access to a good sized rear garden with lawn, sitting areas and timber storage shed, the garden backs onto neighbouring gardens and therefore offers the buyer more privacy.
An accompanied viewing is strongly recommended.

Entrance Hallway
uPVC entrance door, vinyl flooring, carpeted stairs to first floor, column radiator

Lounge
uPVC double glazed window to front, electric fire with surround, carpeted flooring, double panelled radiator, power points

Dining Room
uPVC French doors onto garden, column radiator, understairs cupboard, vinyl flooring, power points

Kitchen
uPVC window to rear, glazed door and windows to side, fitted wall and base units with countertop, one and a half stainless steel sink and draining board, space and plumbing for appliances, recessed spotlights, power points, extractor fan

First Floor Landing
Carpeted flooring, loft access door to;

Bedroom 1
uPVC window to rear, fitted wardrobes, column radiator, carpeted flooring, power points

Bedroom 2
uPVC window to front, fitted wardrobes, column radiator, carpeted flooring, power points

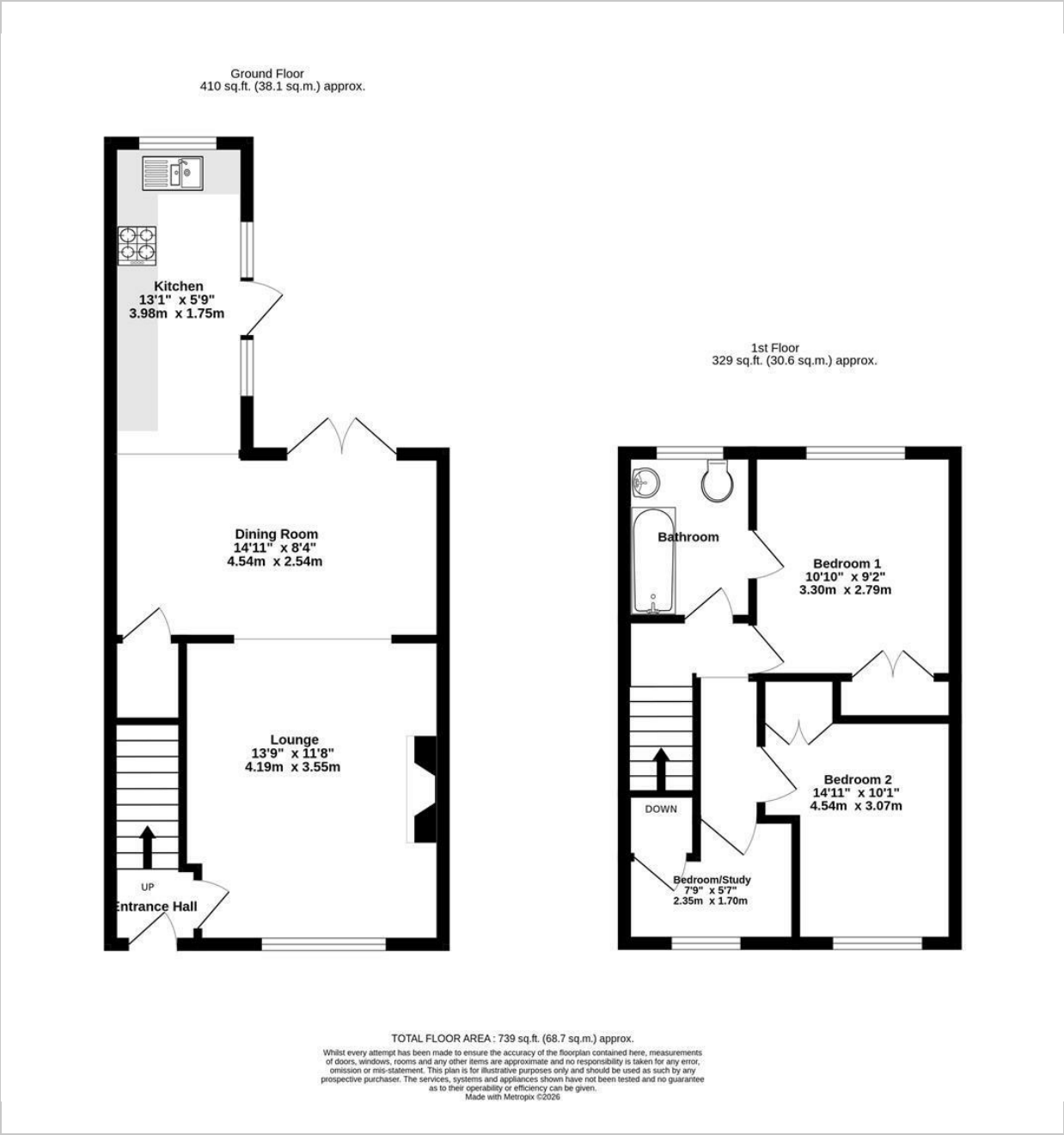
Bedroom 3/Study
uPVC window to front, storage cupboard, carpeted flooring, column radiator, power points

Bathroom
Opaque uPVC window to rear, panelled bath with shower over, low level WC, pedestal wash hand basin, towel radiator, vinyl flooring

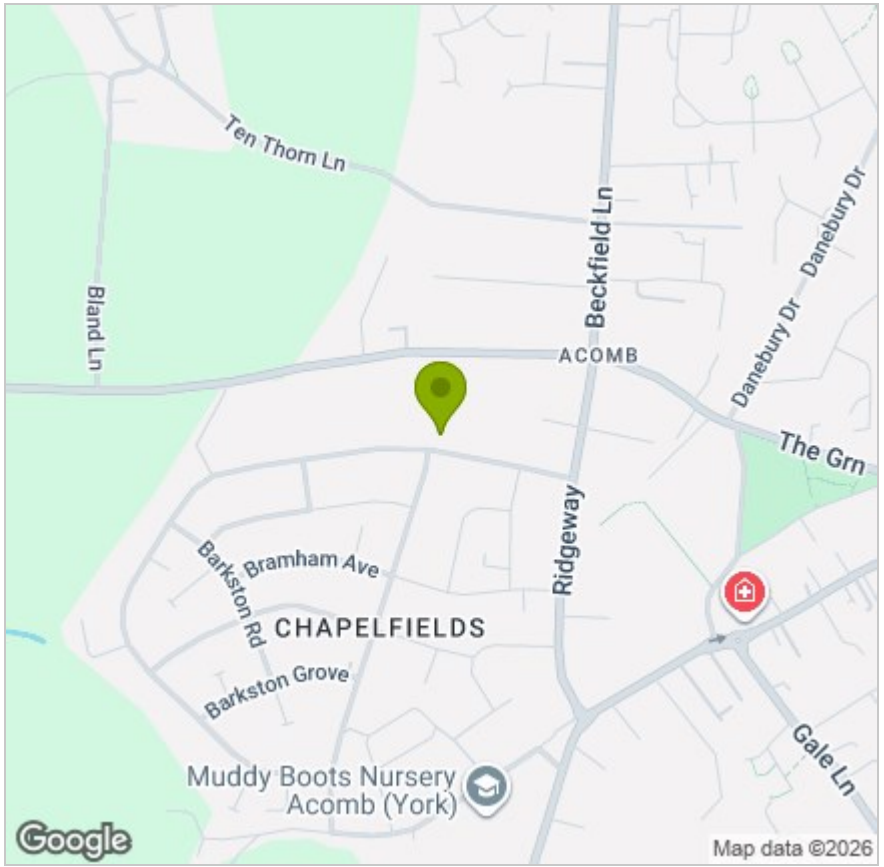
Outside
Front gravelled driveway, side path and gate, rear patio area and lawn, gravelled sitting area, timber shed and timber fence boundary

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

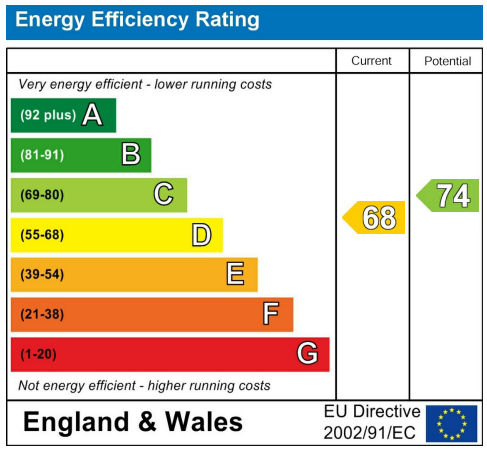
FLOOR PLAN



LOCATION



EPC



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