



74 Gladstone Street Acomb
, YO24 4NG

Guide Price £260,000



An exceptional two-bedroom period terrace property restored throughout to create a fabulous home with quality fittings and attention to detail inside and out.

Gladstone Street is a popular residential row close to the emerging Acomb Front Street nearby supermarkets and amenities and excellent transport links to York's historic city centre and Outer Ring Road.

The superb internal living accommodation comprises entrance hallway, lounge, I shaped open plan kitchen/dining room with appliances, three piece bathroom suite with utility units, first floor landing with traditional panelled doors to two good sized double bedrooms.

To the outside is a delightful rear courtyard garden with timber workshop, brick stores and useful gate to service alleyway.

The property also benefits from uPVC sash windows and gas central heating.

An accompanied viewing of this remarkable property is strongly recommended.

Entrance Hallway

uPVC entrance door, coving, double panelled radiator, exposed timber floorboards

Lounge

10' x 9'5" (3.05m x 2.87m)

Sliding sash window to front, double panelled radiator, feature fireplace with hearth, coving, exposed timber floorboards

Kitchen/Dining Room

21'6" x 13'4" (6.55m x 4.06m)

uPVC window to rear and side, door to courtyard, fitted wall and base units with walnut counter top, stainless steel sink and mixer tap, dual fuel free standing stainless steel range cooker, double panelled radiator, space and plumbing for appliances, timber floor, power points





Bathroom/Utility

7'10" x 6'11" (2.39m x 2.11m)

Two uPVC windows to side; panelled bath with mains shower over, low level wc., wall mounted wash hand basin; part tiled walls, double panelled radiator, tiled flooring, recessed spotlights, extractor fan

First Floor Landing

Carpeted floor, leading to:

Bedroom 1

13'4" x 12'7" (4.06m x 3.84m)

uPVC slide sash window to front, double panelled radiator, period fireplace storage cupboards, exposed timber floorboards, power points

Bedroom 2

13'4" x 9'7" (4.06m x 2.92m)

Slide sash window to rear, double panelled radiator, period fireplace, exposed timber floor, power points

To the outside

Brick boundary wall with built in flower borders, timber workshop with power, brick built stores, outside taps, gated access to service alleyway



FLOOR PLAN

