






45 Trafalgar Street  
York, YO23 1HX  
**Guide Price £350,000**

 3  1  1  E

A superb three bedroom forecourted end town house set in this highly sought after residential area convenient for local amenities and the City Centre and within the catchment area for Millthorpe and Knavesmire School. The attractive and well presented living accommodation has the benefit of gas central heating and uPVC double glazing and comprises; entrance vestibule, living room, large dining kitchen with full range of modern fitted units incorporating built-in oven and hob which completes the ground floor accommodation. Carpeted stairs lead to the first floor landing, two double size bedrooms, bathroom/WC, further carpeted stairs lead to a large master bedroom on the second floor. Externally the property boasts a rear garden with patio area and large timber shed. An internal viewing is highly recommended. NO FORWARD CHAIN.

### Entrance Hallway

uPVC door, carpeted flooring, double panelled radiator



### Dining Kitchen

15'3 x 10'10 (4.65m x 3.30m)  
uPVC door to rear garden. Fitted wall and base units, gas hob, integrated double oven, stainless steel sink and draining board, plumbing for washing machine, vinyl flooring, recessed spotlights, brushed steel power points



### Pantry

Double panelled radiator, uPVC window to side, vinyl flooring

### WC

Low level WC, wash hand basin, vinyl flooring



### Living Room

13'11 x 12'3 (4.24m x 3.73m)  
uPVC window to front, carpeted flooring, double panelled radiator, coving, power points





### **First Floor Landing**

Carpeted stairs, uPVC window to side, carpeted flooring, skirting

### **Bedroom 2**

11'11 x 9'1 (3.63m x 2.77m)  
uPVC window to front, carpeted flooring, double panelled radiator, skirting, power points

### **Bedroom 3**

10'11 x 9'1 (3.33m x 2.77m)  
uPVC window to rear, carpeted flooring, double panelled radiator, skirting, power points

### **Stairs to 3rd Floor**

### **Bedroom 1**

15'3 x 10'11 (4.65m x 3.33m)  
Two Velux windows, under eaves storage, carpeted flooring, skirting, power points

### **Outside**

Front forecourt, walled rear garden with fence boundary, large timber storage shed

### **Agents Notes**

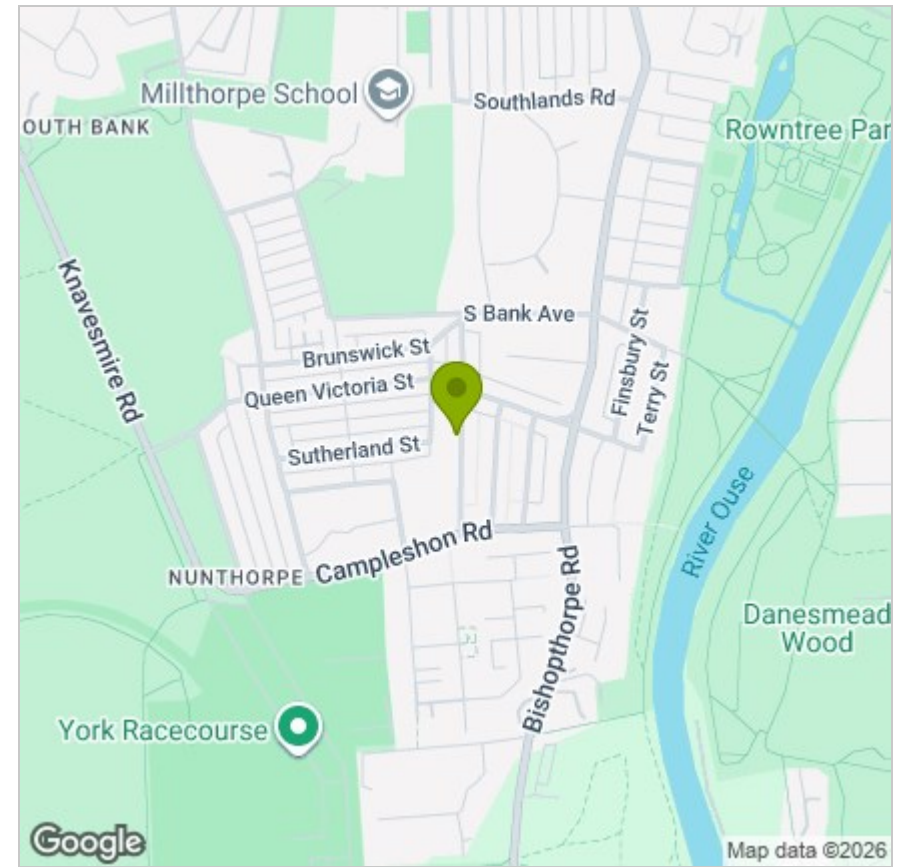
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



## FLOOR PLAN



## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.