



3 Telford Terrace
York, YO24 1DQ
Guide Price £825,000

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Situated on one of York's most sought after and exclusive streets with views over Scarcroft allotments and towards Little Knavesmire we are delighted to offer for sale this 5 bedroom 3 storey period forecourted townhouse. With almost 2000sq ft of living space this quality home is sure to appeal to anyone looking for a sizeable central property convenient for York city centre, the Railway station and fabulous nearby schools and amenities.

The well cared for living accommodation benefits from two separate bathrooms, gas central heating and the majority of upgraded uPVC double glazed slide sash windows, retaining charm and character as well as beautiful period features.

Internally the property comprises; entrance vestibule with Encaustic tiling, entrance hallway, lounge with bay window, family room, 24ft kitchen/dining room, utility, wc/cloaks, first floor galleried landing, three first floor double bedrooms, three piece house bathroom, second floor landing, two additional double bedrooms and three piece shower room.

To the outside is a traditional front forecourt moments from Scarcroft allotments whilst to the rear is an enclosed courtyard garden with storage and gate to service alleyway.

An accompanied viewing of this remarkable property is strongly recommended.

Entrance Vestibule

Entrance door, 'Encaustic' tiling, glazed panelled door to;

Entrance Hallway

'Encaustic' tiling, double panelled radiator, dado rail, coving, understairs cupboard, stairs to first floor

Lounge

uPVC slide sash bay window to front, period fire with surround, ceiling rose, coving, double panelled radiator, carpeted flooring, TV and power points

Family Room

uPVC slide sash window to rear, double panelled radiator, carpeted flooring, ceiling rose, carpeted flooring, picture rail and coving, power points

Kitchen/Dining Room

Fitted wall and base units with countertop, one and half stainless steel sink and draining board, dual fuel range cooker, uPVC double glazed slide sash windows to side and rear, recessed spotlights, original larder cupboard, Oak flooring, power points

Utility Room

uPVC door to side, fitted wall and base units with countertop, plumbing and space for washing machine, Oak flooring, power points





WC/Cloaks

Low level WC, wash hand basin, Velux window, towel radiator, Oak flooring

First Floor Landing

Rood light window, double panelled radiator, carpeted flooring, power points, storage cupboard, stairs to second floor

Bedroom 1

uPVC slide sash bay window to front, carpeted flooring, coving, two double panelled radiators, power points

Bedroom 2

uPVC slide sash window to rear, period fire with surround, carpeted flooring, double panelled radiator, power points

Bedroom 3

uPVC window to rear, period fire, double panelled radiator, exposed timber floorboards, power points

House Bathroom

Two opaque uPVC slide sash windows to side, panelled bath with shower head over, low level WC, pedestal wash hand basin, storage cupboard, laminate flooring, towel radiator, spotlights

Second Floor Landing

Velux to rear, carpeted flooring, loft access, double panelled radiator

Bedroom 4

uPVC slide sash window to front, period fire, double panelled radiator, carpeted flooring, power points

Bedroom 5

Original slide sash window to rear, period fire, carpeted flooring, double panelled radiator, power points

Shower Room

Velux window to front, corner shower cubicle, low level WC, wash hand basin with storage, towel radiator, recessed spotlights, exposed timber floorboards

Outside

Traditional front forecourt, rear walled courtyard garden with brick store, timber shed, borders, outside tap and gate to service alleyway

Agents Notes

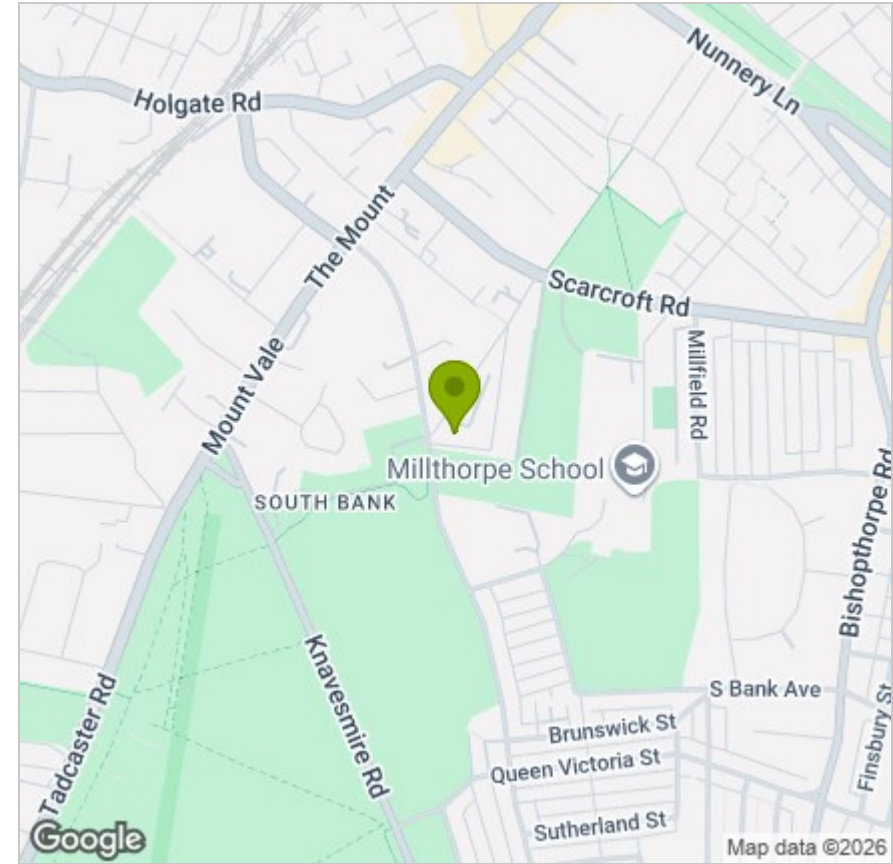
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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