



2 Thorpe Street
York, YO23 1NL

Guide Price £360,000



NO ONWARD CHAIN - ORIGINAL FEATURES - SOUGHT AFTER STREET!
Offered for sale is this characterful mid terrace home located within this central and popular area, close to Bishopthorpe Road shopping parade, York city centre and the railway station. In need of some updating but benefitting from some fabulous period features the bright and airy living accommodation comprises entrance vestibule, entrance hallway with encaustic tiling, lounge with bay window, dining room, 17' kitchen, first floor galleried landing, two double bedrooms, three piece bathroom and a separate shower room. To the outside is a traditional front forecourt whilst to the rear is a paved courtyard. An accompanied viewing to appreciate the potential on offer is highly recommended.

Entrance Vestibule

Entrance door. Tiled flooring. Glazed door to:

Entrance Hallway

Coving, corbels, stairs to first floor, double panelled radiator. Tiled flooring.

Lounge

Bay window to front with secondary glazing, ceiling rose, coving, picture rail, period fire with surround, TV point, power points. Carpet.

Dining Room

Window to rear, ceiling rose, coving, picture rail, built-in cupboard, double panelled radiator, power points.

Kitchen

Window to side and glazed door to courtyard, fitted wall and base units with counter tops, inset one and a half stainless steel sink and drainer with mixer tap, space and plumbing for appliances, under stairs cupboard, power points. Tiled vinyl flooring.

First Floor Landing

Cupboard, access to loft, spindled balustrade, power points. Carpet. Doors to;





Bedroom 1

Bay window to front, coving, picture rail, built-in cupboards, period fire with surround, double panelled radiator, power points. Carpet.

Bedroom 2

Window to rear, picture rail, storage cupboard, period fire, double panelled radiator, power points. Floorboards.

Bathroom

Opaque window to rear, panelled bath, low level WC, pedestal wash hand basin, double panelled radiator, cupboard housing gas combination boiler. Vinyl flooring.

Separate Shower Room

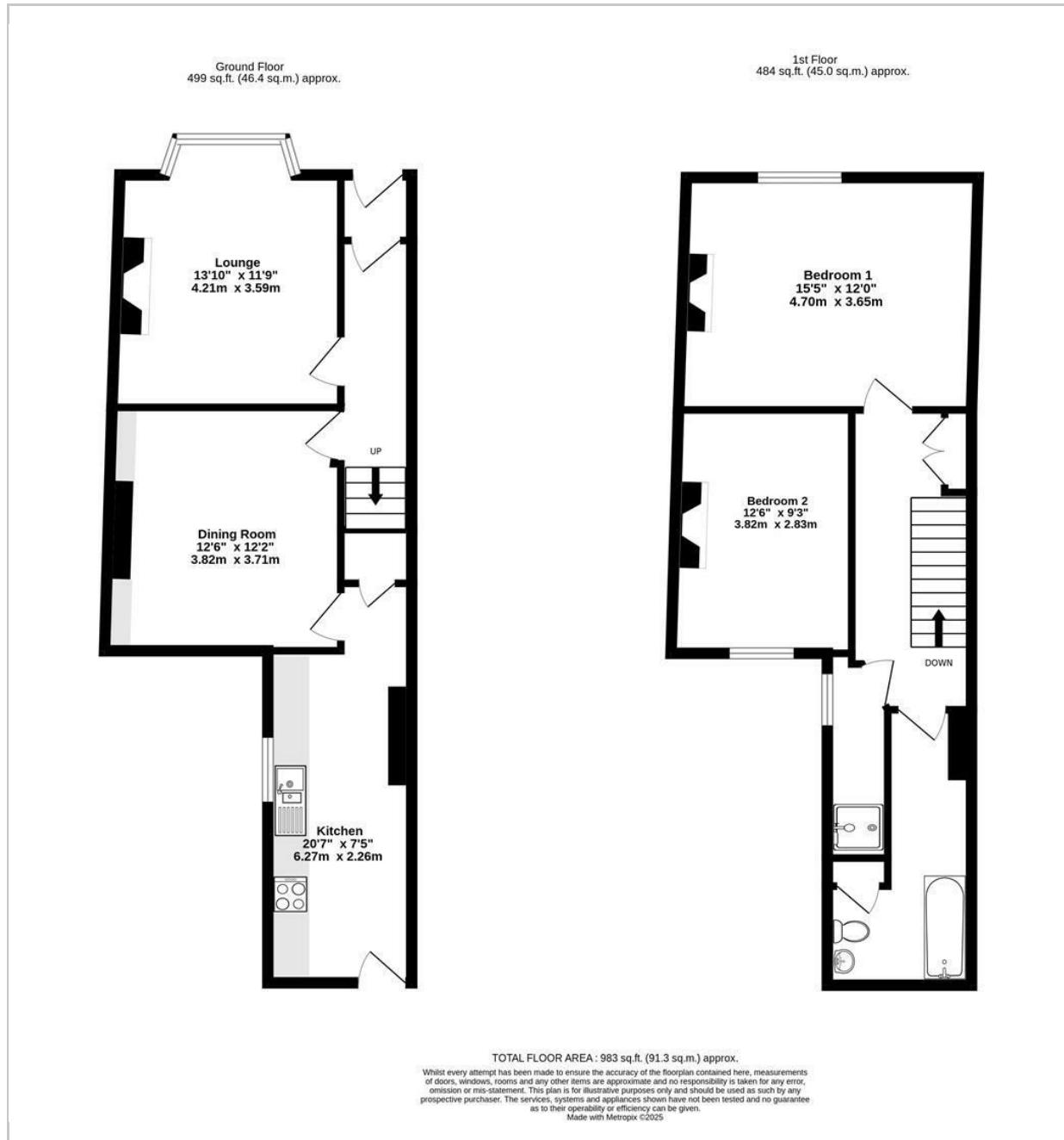
Original slide sash window to side, walk-in shower cubicle, double panelled radiator. Vinyl flooring.

Outside

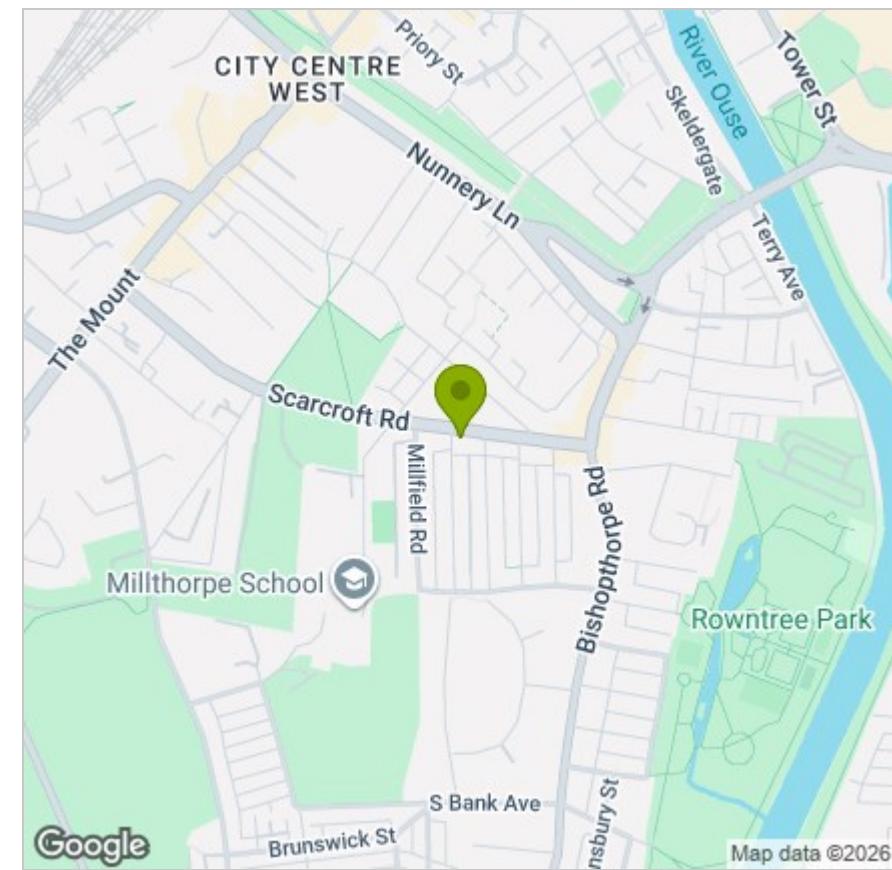
Traditional front forecourt, rear walled courtyard with brick stores, outside tap and gate to service alleyway.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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

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