



43 Alma Terrace
York, YO10 4DL
Guide Price £323,400

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NO ONWARD CHAIN! A THREE BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS HIGHLY SOUGHT AFTER STREET IN THIS POPULAR LOCATION WITH ACCESS TO PICTURESQUE RIVERSIDE WALK INTO YORK CITY CENTRE. The property has tremendous scope for improvement and extension (subject to Planning) and benefits from gas central heating and double glazing. The property comprises entrance hall, lounge opening to dining room, 20' galley kitchen with fitted units, shower room with walk-in shower with tilt and turn opaque window, first floor landing, 2 double bedrooms and a single bedroom. To the outside is a good size walled rear courtyard. An accompanied internal viewing is strongly recommended.

Entrance Hall

Lounge

10'4 x 10'3 (3.15m x 3.12m)

Dining Room

11'6 x 10'9 (3.51m x 3.28m)

Kitchen

20'2 x 5'10 (6.15m x 1.78m)

Shower Room

9'5 x 7'8 (2.87m x 2.34m)

First Floor Landing

Bedroom 1

11'6 x 10'9 (3.51m x 3.28m)

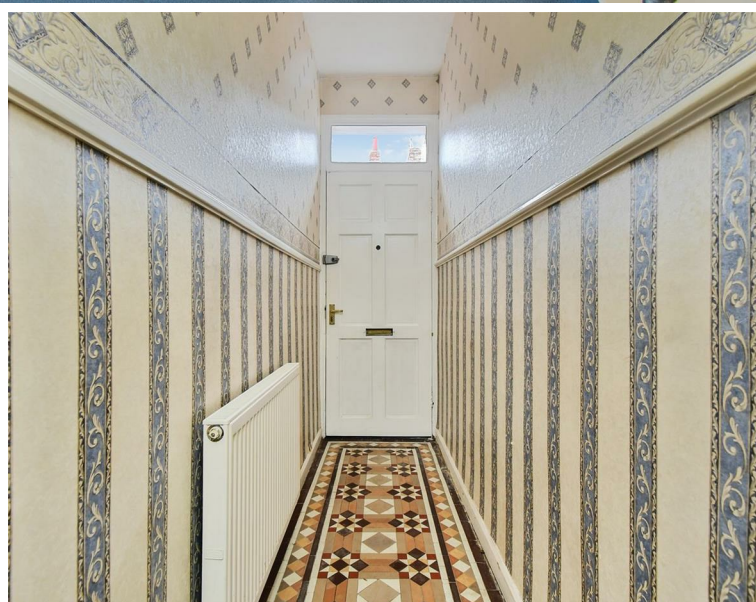
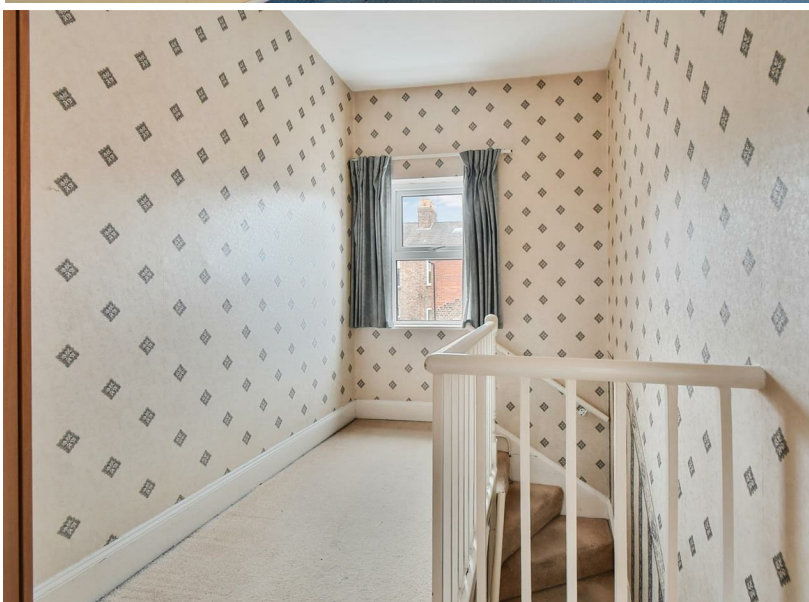
Bedroom 2

10'4 x 10'3 (3.15m x 3.12m)

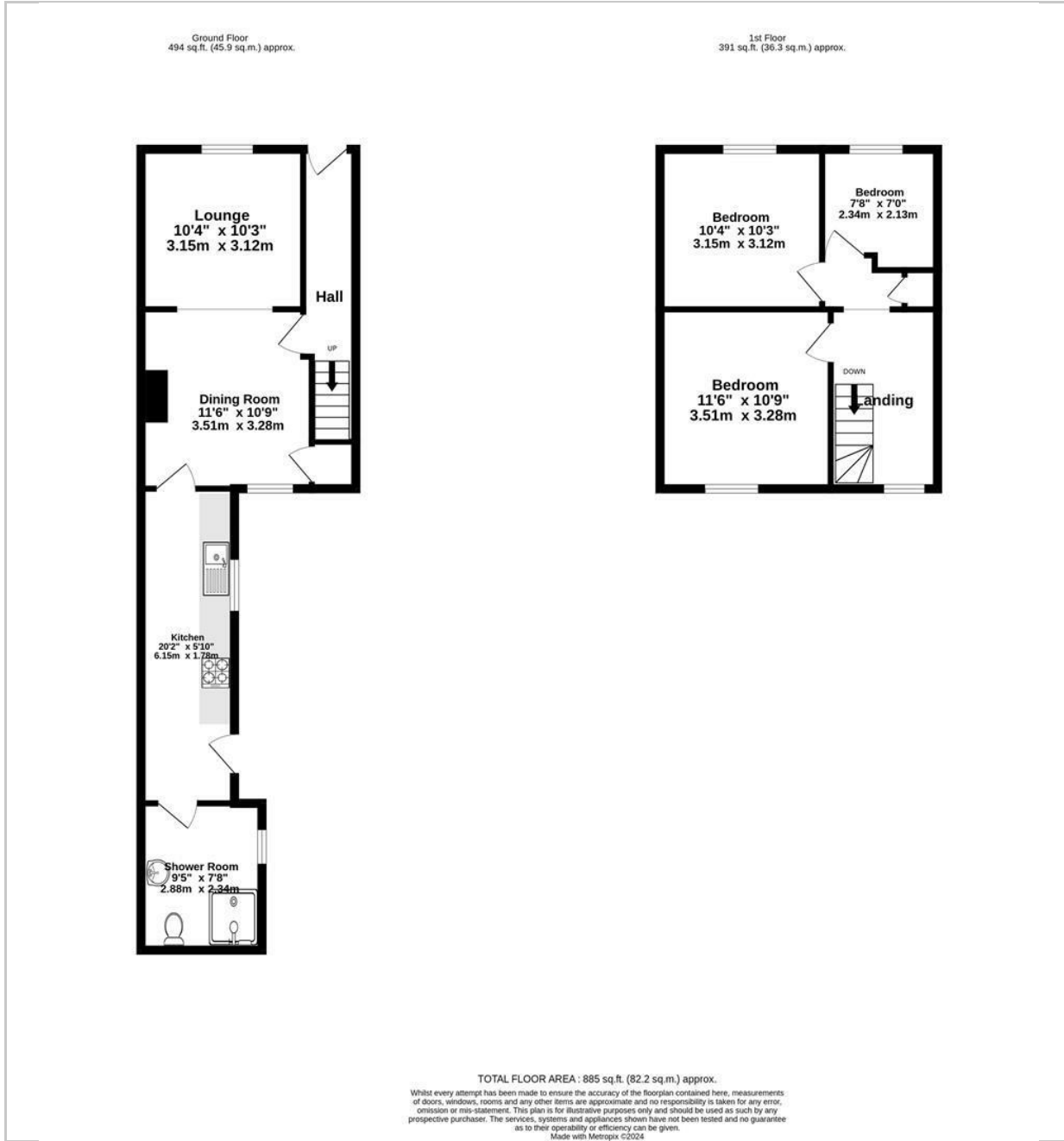
Bedroom 3

7'8 x 7'0 (2.34m x 2.13m)

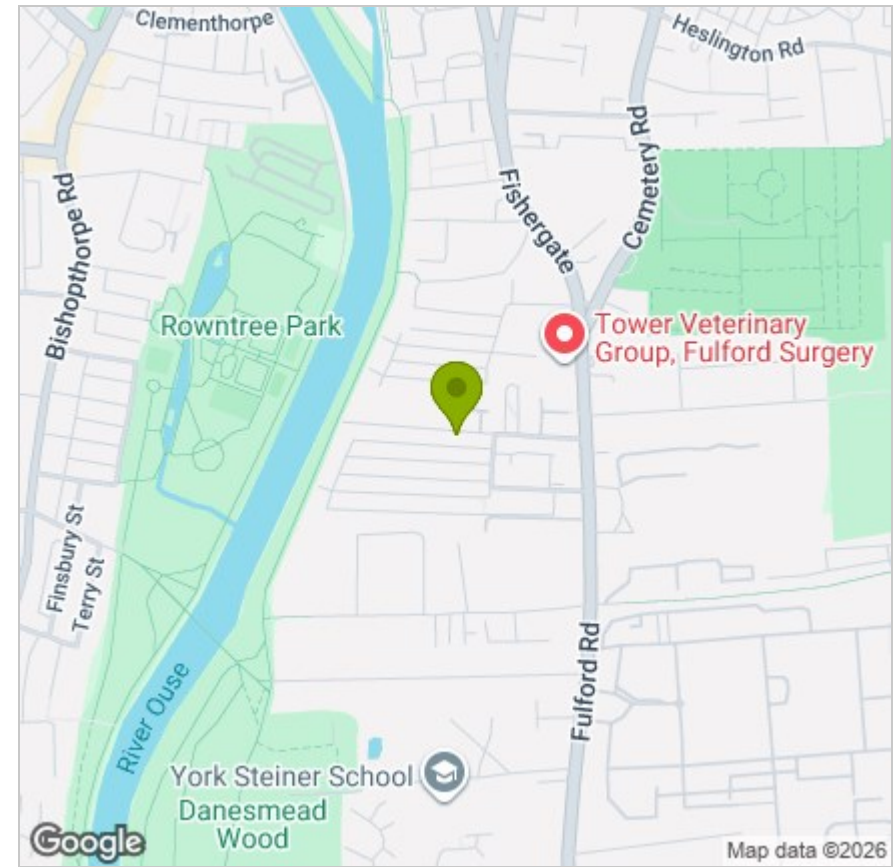




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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