



10 Fern Street  
York, YO31 7QU  
Guide Price £330,000

**NO ONWARD CHAIN - END TERRACE WITH ANNEX** - Located on this quiet residential street, moments from York's historic city walls and convenient for York St. John University, the railway station as well as popular amenities and supermarkets. This period end of terrace house benefits from uPVC double glazing, gas central heating and modern three piece bathroom. The property is sure to appeal to a range of buyers looking for a central home or investment for professionals. Internally it comprises lounge with feature fireplace, breakfast kitchen, first floor landing, two first floor bedrooms and bathroom. To the outside is a low maintenance rear courtyard with gate to shared alleyway. An accompanied viewing is highly recommended.

### Lounge

12'4 x 11'5 (3.76m x 3.48m)

Entrance door, uPVC window to front, period fire with surround, single panelled radiator, TV point, power points. Carpet.



### Breakfast Kitchen

11'6 x 8'9 (3.51m x 2.67m)

uPVC window to rear, fitted wall and base units with counter tops, stainless steel sink and draining board, space and plumbing for appliances, single panelled radiator, power points, pantry, understairs cupboard, door to courtyard. Tiled flooring.



### First Floor Landing

Power points. Carpet.

### Bedroom 1

12'4 x 8'9 (3.76m x 2.67m)

Window to front, period fireplace, storage cupboard, single panelled radiator, power points. Carpet.



### Bedroom 2

8'7 x 7'9 (2.62m x 2.36m)

Window to rear, single panelled radiator, power points. Carpet.



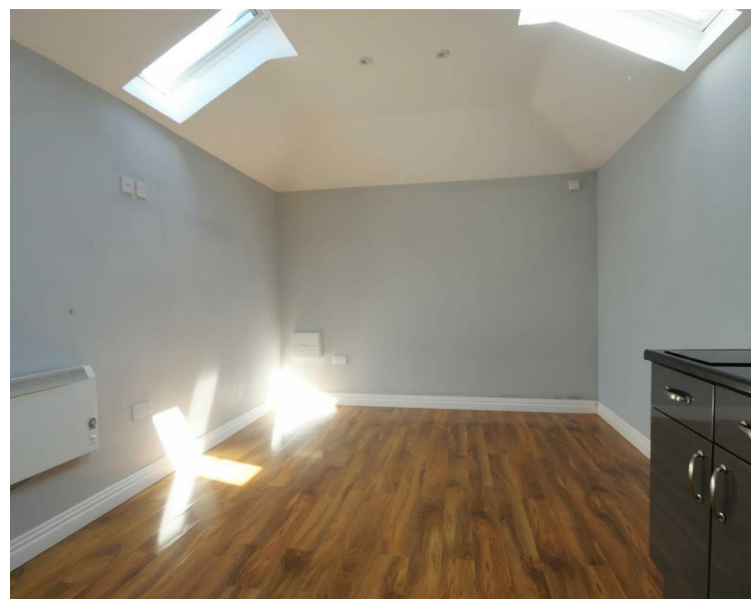


### **Bathroom**

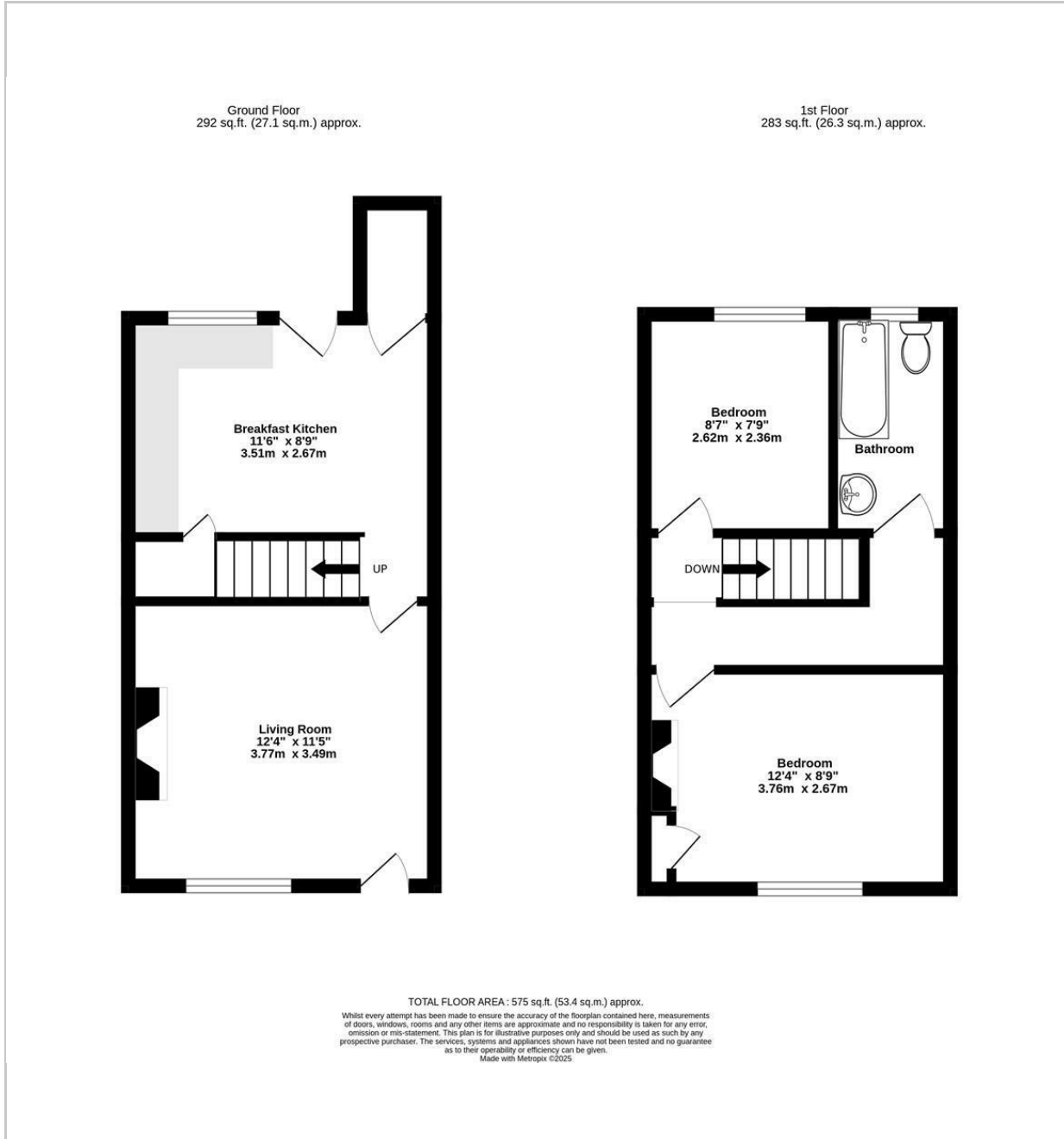
Opaque UPVC double glazed window to rear, panelled bathroom with mixer shower head over, wash hand basin, low level WC, tiled walls, single panelled radiator, recessed spotlights, extractor fan. Vinyl flooring.

### **Outside**

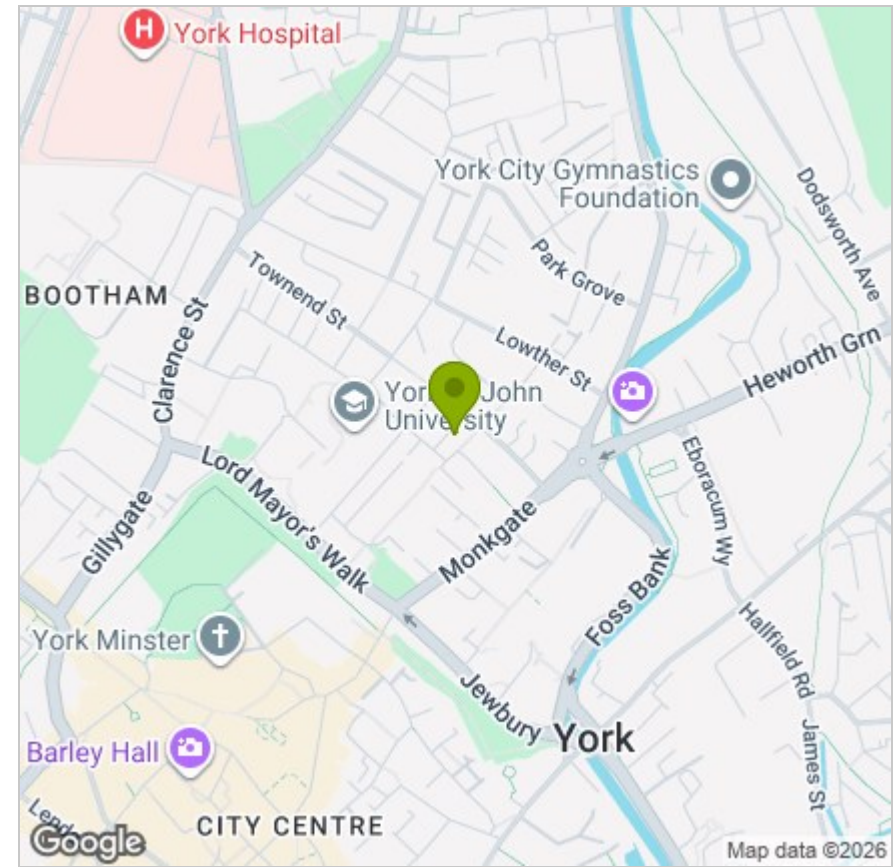
Paved rear courtyard, fence boundary and gate to service alleyway.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</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.