



45 Dale Street
York, YO23 1AE
£375,000



NO ONWARD CHAIN! An extended and refurbished two bedroom period terraced house located in this quality area close to Bishopthorpe Road and York's historic city centre via Nunnery Lane complete with fitted appliances and ready to move into. Internally it comprises: lounge with composite door, dining room, living kitchen with vaulted ceilings and bi-fold doors, w.c./cloaks, first floor landing, master bedroom with three piece ensuite, separate three piece shower room, second floor landing and second floor double bedroom. To the outside is a front forecourt whilst to the rear there is a walled courtyard garden with gate to service alley. An accompanied viewing is highly recommended.

Lounge

10'6 x 9'8 (3.20m x 2.95m)

Composite entrance door, slide sash window to front, column radiator, television points, power points LVT flooring, oak door to:



Kitchen/Diner

29'9 x 10'6 (9.07m x 3.20m)

Dining area: column radiator, LVT flooring, stairs to first floor

Kitchen: fitted wall and base units with Silestone quartz top, one and a half sink and draining board with mixer tap over, built in appliances including: electric oven, hob, microwave, fridge/freezer, slimline dishwasher, washing machine, Velux windows, recessed spotlights, bi-fold doors to courtyard, radiator



W.C.

5'5 x 3'3 (1.65m x 0.99m)

Low level w.c., wash hand basin, LVT flooring, extractor fan

First Floor Landing

uPVC slide sash window to rear, double panelled radiator, carpets, power points, stairs to second floor





Bedroom 1

10'6 x 10' (3.20m x 3.05m)

Slide sash window to front, double panelled radiator, carpets, power points, spotlights

En-suite

5'9 x 3'11 (1.75m x 1.19m)

Walk-in tiled shower enclosure, low level w.c., wash hand basin, towel radiator, LVT flooring, recessed spotlights, towel radiator

House Bathroom

7'3 x 3'11 (2.21m x 1.19m)

Opaque uPVC slide sash window to rear, walk-in tiled shower enclosure, low level w.c., wash hand basin, towel radiator, LVT flooring, recessed spotlights, towel radiator

Second Floor Landing

Velux window, carpets, power points, oak door to:

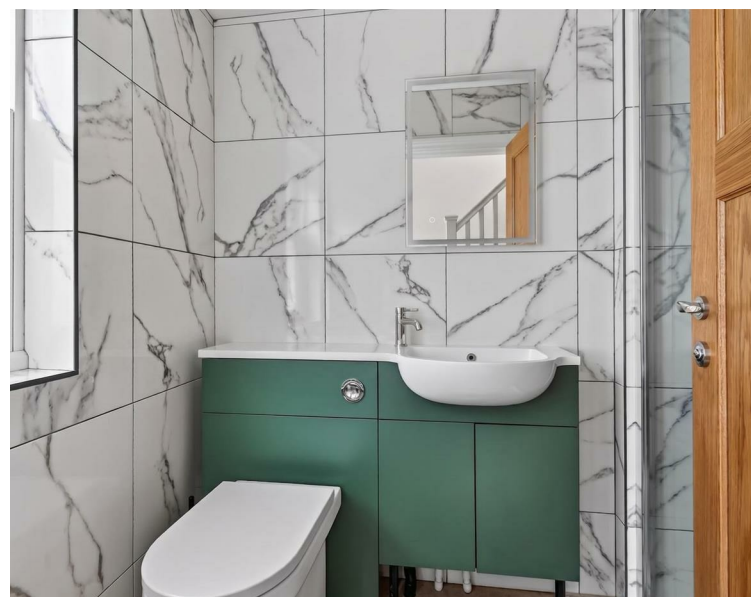
Loft Room/Bedroom 2

16'1 x 10'6 (4.90m x 3.20m)

Velux windows to front and rear, eaves storage, double panelled radiator, carpets, power points, recessed spotlights

To the outside

To the outside is a front forecourt whilst to the rear there is a paved courtyard with brick boundary wall and rear gate for access.



Agents note

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

Ground Floor
414 sq.ft. (38.4 sq.m.) approx.

1st Floor
242 sq.ft. (22.5 sq.m.) approx.

2nd Floor
169 sq.ft. (15.7 sq.m.) approx.

Ground Floor
414 sq.ft. (38.4 sq.m.) approx.

1st Floor
242 sq.ft. (22.5 sq.m.) approx.

2nd Floor
169 sq.ft. (15.7 sq.m.) approx.

Ground Floor Details:
Lounge: 10'6" x 9'8" (3.20m x 2.95m)
Kitchen/Diner: 29'9" x 10'6" (9.06m x 3.20m)
Bathroom: 5'9" x 7'3" (1.64m x 0.99m)
UP arrow indicates stairs to 1st floor.

1st Floor Details:
Bedroom: 10'6" x 10'0" (3.20m x 3.05m)
Bathroom: 7'5" x 3'11" (2.21m x 1.20m)
DOWN arrow indicates stairs to Ground Floor.

2nd Floor Details:
Bedroom 2: 16'1" x 10'6" (4.90m x 3.20m)
DOWN arrow indicates stairs to 1st floor.

TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	74	81
England & Wales	EU Directive 2002/91/EC	

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