

FOR SALE
Churchills
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churchillsstateagents.co.uk

31 St. Pauls Mews
York, YO24 4BR
Guide Price £240,000

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**NO FORWARD CHAIN! OFF STREET
PARKING**

Offered for sale is this two bedroom mid terrace home only a short walk from the Railway Station and York city centre.

Set within the popular residential area of Holgate, convenient for local shops, schools and amenities as well as excellent road links into York and the outer ring road.

Although in need of some cosmetic upgrading, the property benefits from double glazing and gas central heating throughout and comprises; entrance hallway, 16' lounge, dining kitchen with French doors, first floor landing, two double bedrooms and a three piece bathroom suite. To the outside is a paved driveway providing off street parking and potential for electric car charging as well as extra visitor spaces.

To the rear is a paved patio and gate to rear. This property is an ideal investment for first time buyers and landlords and is ready to view now. Please call Churchills Estate Agents today.

Entrance Hall

Living Room

16'8" x 12'5" (5.10m x 3.80m)

Kitchen

12'5" x 9'5" (3.80m x 2.89m)

Bedroom 1

12'5" x 9'10" (3.80m x 3.01m)

Bedroom 2

12'5" x 9'10" (3.80m x 3.00m)

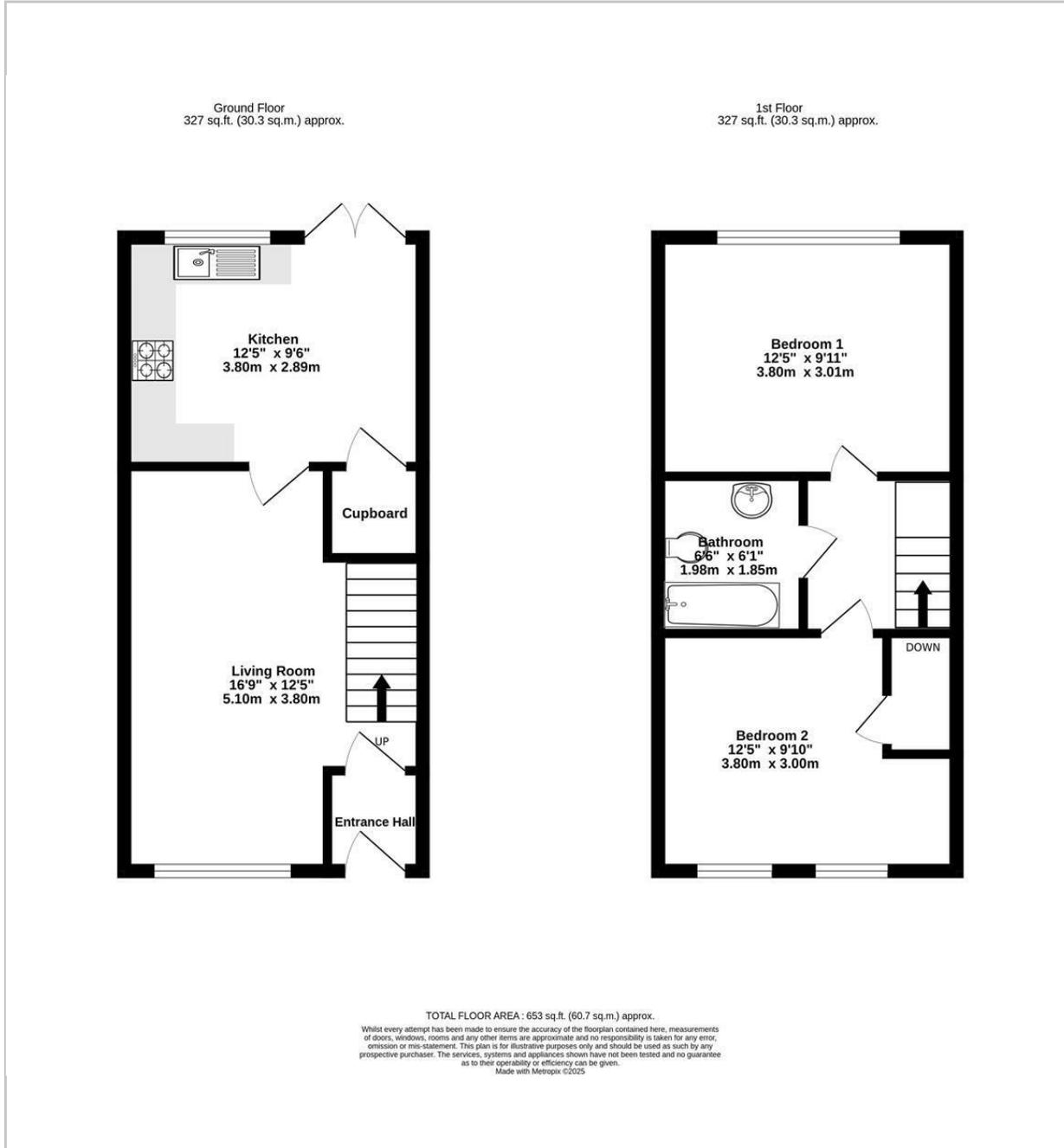
Bathroom

6'5" x 6'0" (1.98m x 1.85m)

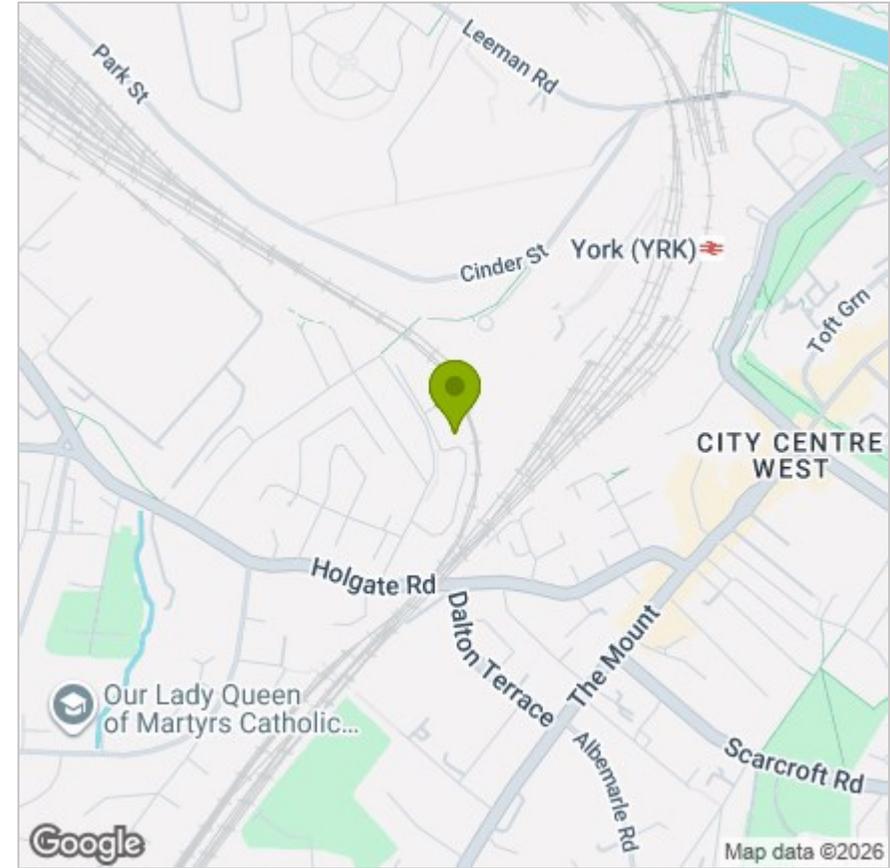




FLOOR PLAN



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	

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