



104 Curzon Terrace  
York, YO23 1HA  
Guide Price £280,000

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Churchills are pleased to present to the market this beautifully presented two bedroom, two bathroom semi detached home, ideally positioned just a short distance from the Knavesmire Racecourse and within easy walking distance of both the city centre and the railway station. The property benefits from gas central heating, uPVC double glazing along with a modernised kitchen and an en-suite shower room. The accommodation briefly comprises entrance porch, dining room, spacious lounge, kitchen, ground floor bathroom, first floor landing, bedroom 1 with en-suite and a further bedroom. Externally the home offers a lovely rear courtyard with built-in seating. An internal viewing is strongly recommended.

### Entrance Porch

Entrance door

### Dining Room

Window to front, coving, dado rail, radiator, power points, carpet.

### Living Room

Window to rear, brick fireplace with stove, power points, coving, carpet, door to first floor, door to kitchen

### Kitchen

Modern kitchen with base and wall mounted units, integrated appliances, window to side, power points, tiled flooring.

### Inner Hall

Door to bathroom, door to courtyard, tiled flooring

### Ground Floor Bathroom

Window to side, panelled bath, pedestal wash hand basin, low level WC, radiator, tiled floor,

### First Floor Landing

Doors to

### Bedroom 1

Window to rear, radiator, power points, carpet, door to en-suite shower room





### **En-Suite Shower Room**

Walk-in shower cubicle, pedestal wash hand basin, low level WC

### **Bedroom 2**

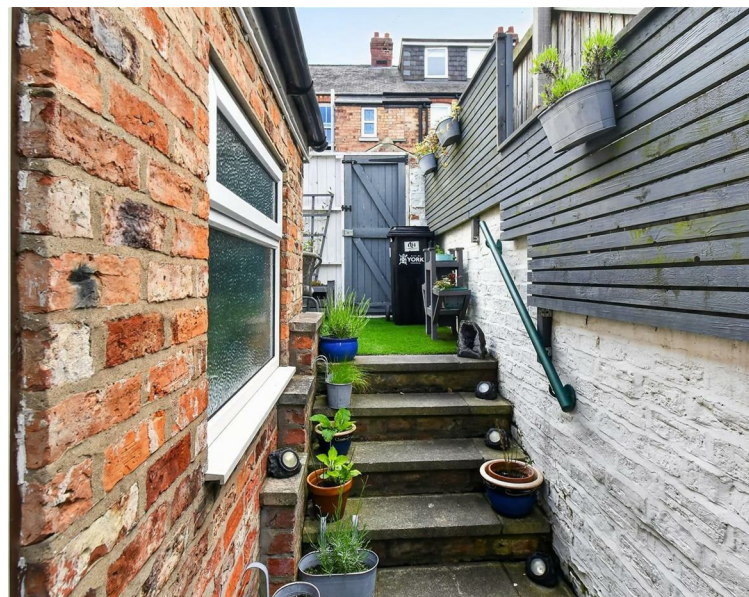
Window to front, built in wardrobe, radiator, power points, carpet

### **Outside**

Rear courtyard with steps leading to a built-in sitting area and gate to rear.

### **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.



# FLOOR PLAN

Approx. Gross Internal Floor Area 670 sq. ft / 62.26 sq. m

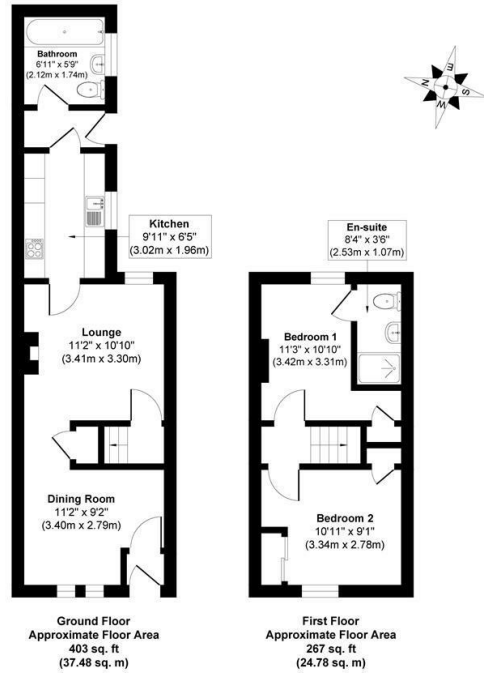
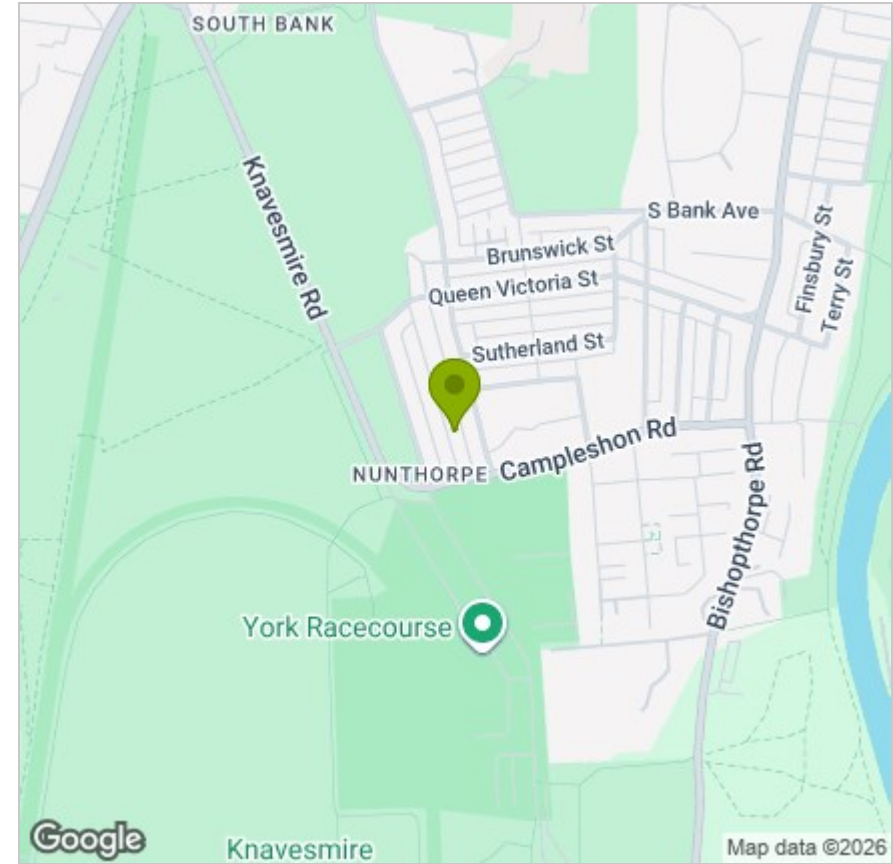
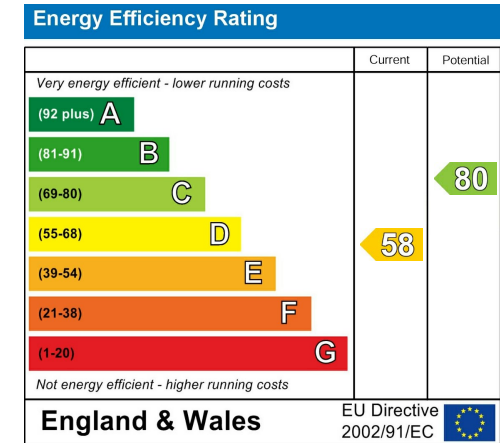


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# LOCATION



# EPC



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