

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

38 Baker Street

York, YO30 7AX

Offers Over £225,000

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NO FORWARD CHAIN! A well-presented two-bedroom forecourted period Victorian terraced home, ideally situated on Burton Stone Lane, just off Grosvenor Terrace and being a stones throw from York`s bustling city centre as well as being perfectly located for York Hospital and close to an array of local amenities.
This charming property combines classic character with practical living, making it an excellent choice for first-time buyers, professionals or investors.
The accommodation has the benefit of gas central heating and uPVC double glazing and briefly comprises: entrance hall, living room, dining room and a kitchen with modern fitted wall and base units completes the ground floor accommodation. Upstairs, there are two bedrooms along with a house bathroom, providing convenient and functional living arrangements whilst to the rear is a good size courtyard garden and two brick built storage sheds. The home retains a sense of period charm while offering scope for personalisation.
This property represents a fantastic opportunity to acquire a traditional home in a sought-after residential area.
Please note that the property has had the below renovation works completed in 2020:
- Full damp proof course to the whole of the ground floor.
- New central heating system and boiler.
- full overhaul and testing of electrics.
- Brand new bathroom and Kitchen fitted.

Entrance Hallway
Double panelled radiator, skirting, laminate flooring

Dining Room
12'6" x 10'4" (3.81m x 3.15m)
Two sash windows to front, picture rail, skirting, power points, laminate flooring, log burner





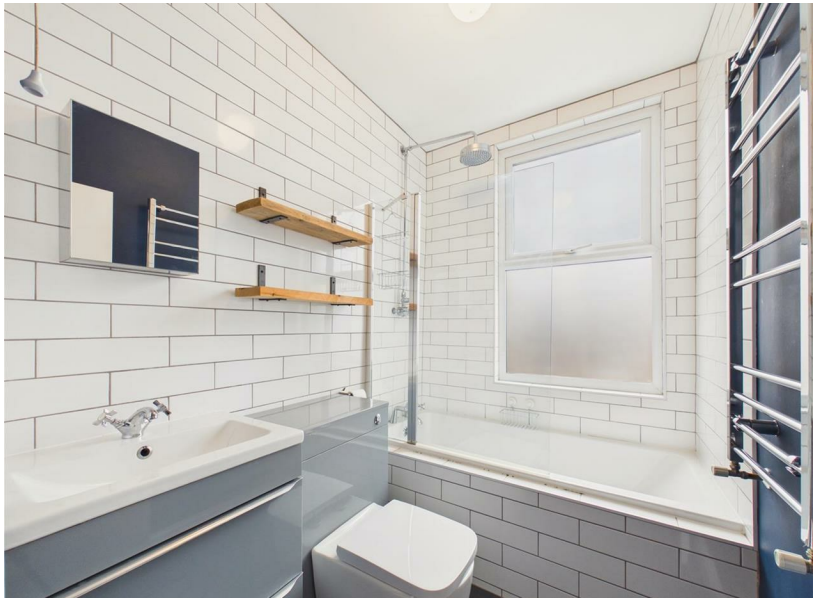














Lounge
10' x 8'2" (3.05m x 2.49m)
Coving, picture rail, power point, skirting, laminated flooring, uPVC window to rear, understairs cupboard

Kitchen
6'5" x 6'4" (1.96m x 1.93m)
uPVC window to rear, fitted wall and base units, electric hob with extractor fan over, integrated oven, stainless steel sink and draining board, power points, laminate flooring, uPVC door to rear

First Floor Landing

Bedroom 1
12'2" x 10' (3.71m x 3.05m)
uPVC window to front, picture rail, power points, double panelled radiator, built in cupboards

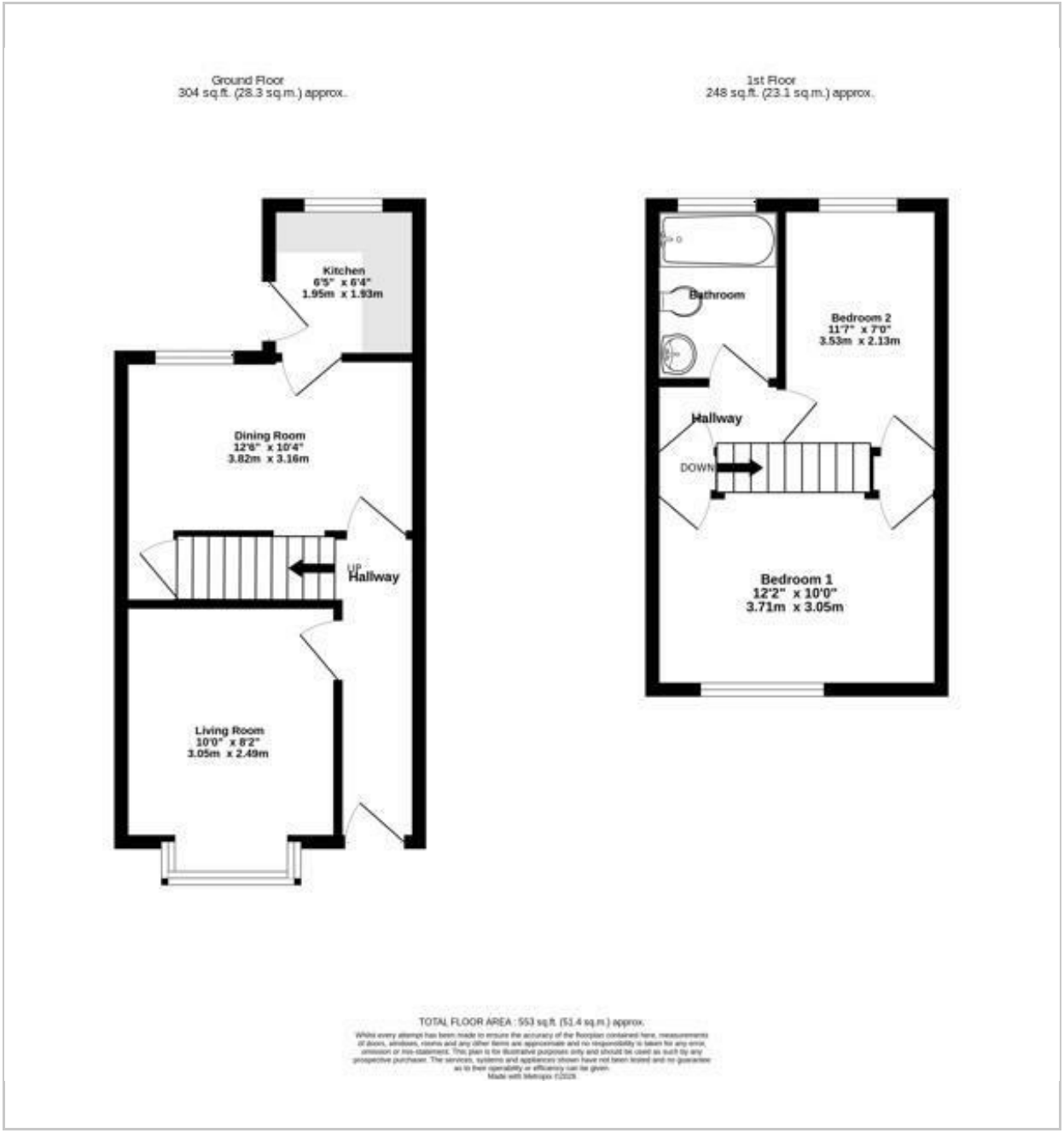
Bedroom 2
11'7" x 7' (3.53m x 2.13m)
uPVC window to rear, power points, skirting, carpet, cupboard, access to loft (combination boiler is housed in the loft)

Bathroom
uPVC window to rear, vanity with basin, low level w.c., bath with shower over, tiled walls and floor

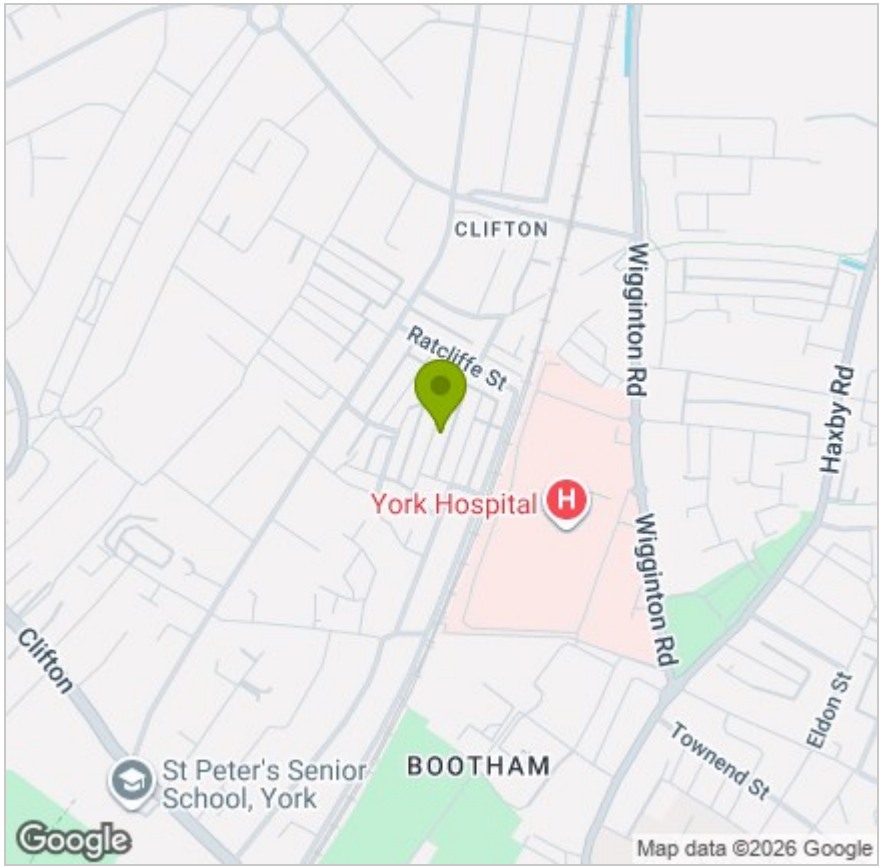
Outside
Paved courtyard garden, brick store

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

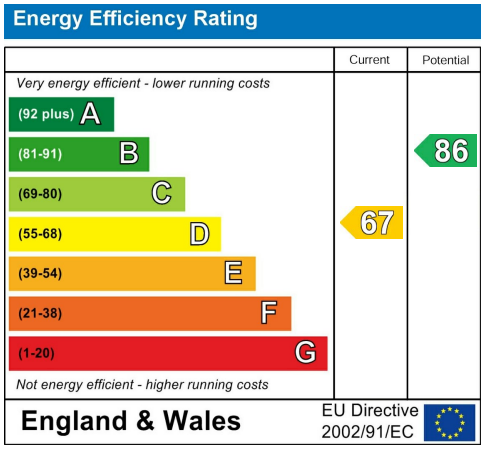
FLOOR PLAN



LOCATION



EPC



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