



36 St. Pauls Mews  
York, YO24 4BR  
Guide Price £280,000

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## NO ONWARD CHAIN!

A modern two bedroom end of terrace house in this quality central area. Located on this quiet residential street with designated parking and the potential for electric car charging, the property is in the popular suburb of Holgate close to the railway station and York's historic city centre.

The recently upgraded living accommodation comprises entrance hallway, lounge/dining room, breakfast kitchen, first floor landing, two first floor double bedrooms and three-piece house bathroom.

To the outside is a paved front driveway for off-street parking and to the rear there is a landscaped garden with brick wall and fence boundary.

An accompanied viewing of this impressive house is strongly recommended.

### Entrance Hallway

Entrance door, carpeted stairs to first floor



### Lounge/Dining room

16'6" x 10'8" (5.03m x 3.25m)

Two windows to front, engineered wood flooring, power points, television points, radiator



### Kitchen/Breakfast Room

13'6" x 9'3" (4.11m x 2.82m)

Fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, built in oven and hob, space and plumbing for appliances, window to rear, French doors, double radiator, spotlights, understairs cupboard, LVT flooring



### First Floor Landing

Window to side, carpeted floors, door to bedroom 1





### **Bedroom 1**

13'6" x 10'1" (4.11m x 3.07m)

Two windows to rear, engineered wood flooring, radiator, power points, storage cupboards

### **Bedroom 2**

11'10" x 8'11" (3.61m x 2.72m)

Two windows to front, engineered wood flooring, power points, radiator

### **House Bathroom**

Panelled bath, mixer shower head over, tiled walls, low level w.c., wash hand basin, radiator, vinyl flooring, towel radiator

### **To the outside**

Front paved driveway, gate for side access, rear courtyard garden with artificial turf, paving, brick boundary wall, timber fence boundary, outside tap

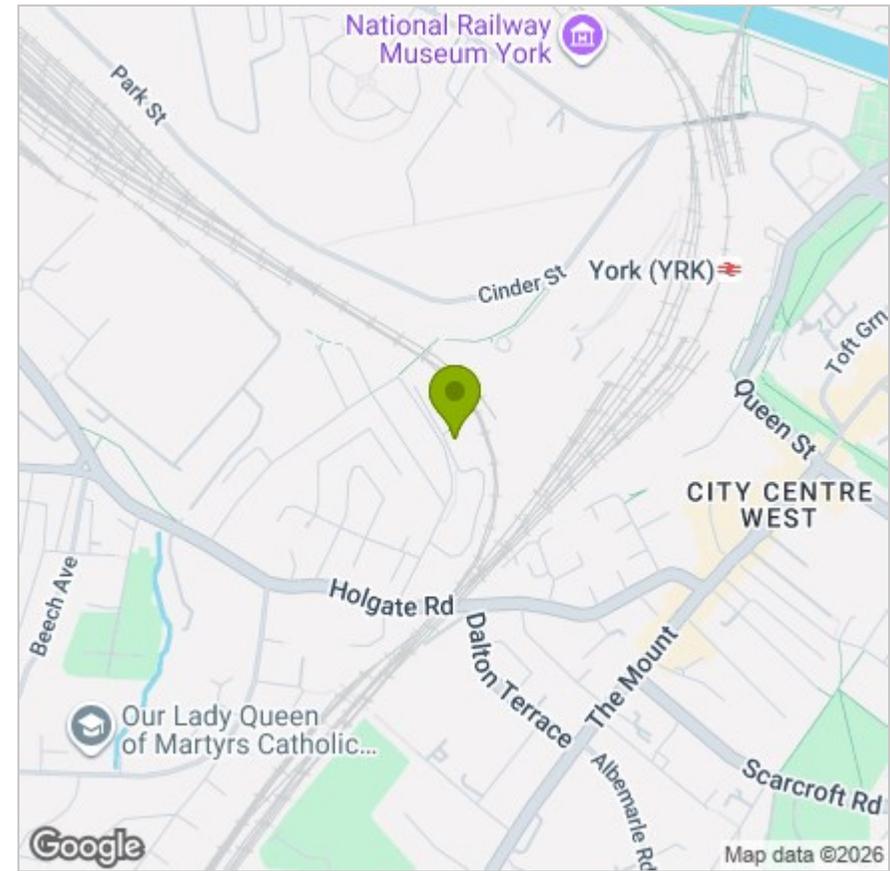
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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