Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

11 Darnborough Street Clementhorpe

York, YO23 1AU

£400,000

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A superb extended two bedroom forecourted period mid town house set in one of York's most sought after locations close to the popular Bishopthorpe Road Shopping Parade and within easy walking distance of the Railway Station and into the City Centre. With spacious living accommodation benefitting from gas central heating and upvc double glazing the property comprises entrance hall, sitting room with original slate fireplace, superb large open plan living/dining kitchen with bifold doors to courtyard, utility area, landing, 2 bedrooms and bathroom/w.c. Good sized south facing walled rear courtyard. An internal viewing is recommended.

Hallway
Entrance door. Doors to;

Lounge
10'11" x 10'6" (3.33m x 3.22m)
Window to front, original slate fireplace

Living Kitchen
20'6" x 14'1" (6.27m x 4.30m)
Fabulous large open plan family space with sitting and dining areas with bifold doors to the courtyard, fully fitted kitchen opening to a utility area

Utility Room
9'4" x 4'7" (2.86m x 1.42m)

Landing
Doors to

Bedroom 1
14'6" x 12'9" (4.42m x 3.91m)
Window to front

Bedroom 2
10'8" x 7'6" (3.26m x 2.30m)
Window to rear

Bathroom
6'6" x 5'3" (1.99m x 1.61m)
Three piece suite in white comprising panelled bath, wash hand basin, w.c and window to rear

Outside

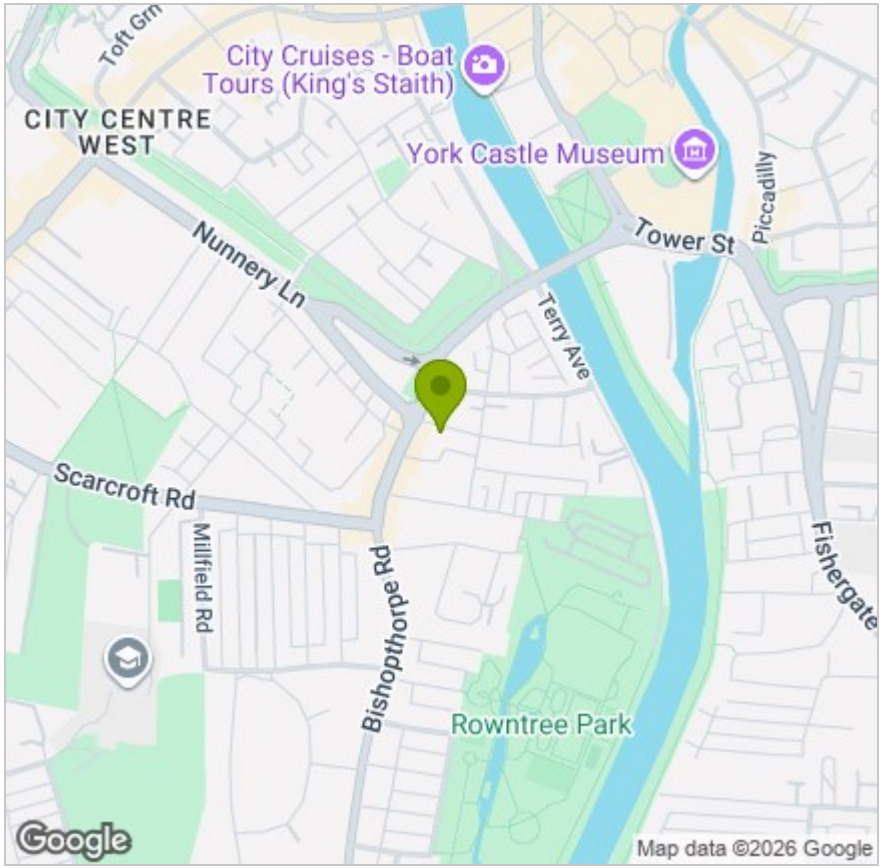
Front forecourt with brick boundary wall. Good sized south facing rear courtyard.

Agents Notes

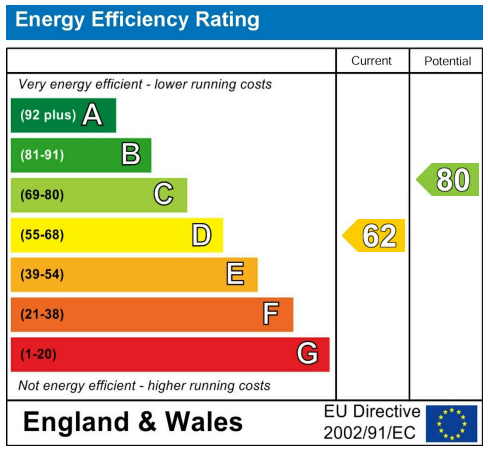
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

FLOOR PLAN

LOCATION



EPC



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