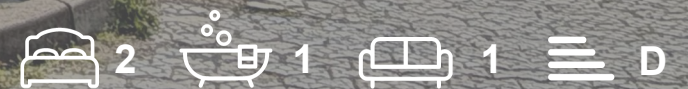




118 South Bank Avenue
York, YO23 1DP
Guide Price £284,950



An exciting opportunity to purchase this two bedroom forecourted end of terrace home located on this popular South Bank street with the added benefit of garage, south facing courtyard garden and large storage cellar. Close to many shops and amenities as well as Knavesmire Racecourse and Millennium Bridge, this unique property is not to be missed. Benefitting from uPVC double glazing and gas central heating, the property comprises entrance hallway, open plan living room with feature log burner, fitted kitchen with south facing glazing on to the courtyard garden, first floor landing, two first floor bedrooms and three piece house shower room. To the outside is a front forecourt, whilst to the rear there is a walled courtyard giving access to the storage cellar and single garage with power and lighting. An accompanied viewing is strongly recommended.

Entrance Hall

uPVC entrance door, laminate flooring, carpeted stairs to first floor

Living Room

15' x 10'5 (4.57m x 3.18m)

uPVC bay window to front, feature log burner with surround, double panelled radiator, carpets, television point, power points

Breakfast Kitchen

13'7 x 7'11 (4.14m x 2.41m)

Three uPVC double glazed windows to rear, door to garden, fitted wall and base units with counter top, gas hob and electric oven, breakfast bar, column radiator, laminate flooring, power points, understairs cupboard

First Floor Landing

Carpeted floors and power points, panelled door to:





Bedroom 1

13' x 10'5 (3.96m x 3.18m)

uPVC bay window to front, fitted wardrobes, double panelled radiator, carpets, power points

Bedroom 2

9'10 x 7'8 (3.00m x 2.34m)

uPVC window to rear, carpets, single panelled radiator, power points

Bathroom

6'8 x 6 (2.03m x 1.83m)

uPVC opaque window to rear, corner shower cubicle, low level WC, wash hand basin, towel radiator, vinyl floor, loft access, part tiled walls

Cellar

19'4 x 10'2 (5.89m x 3.10m)

Outside

Gated front forecourt, rear walled courtyard garden, access to storage cellar, paved area, flower borders, timber fenced boundary,

Garage

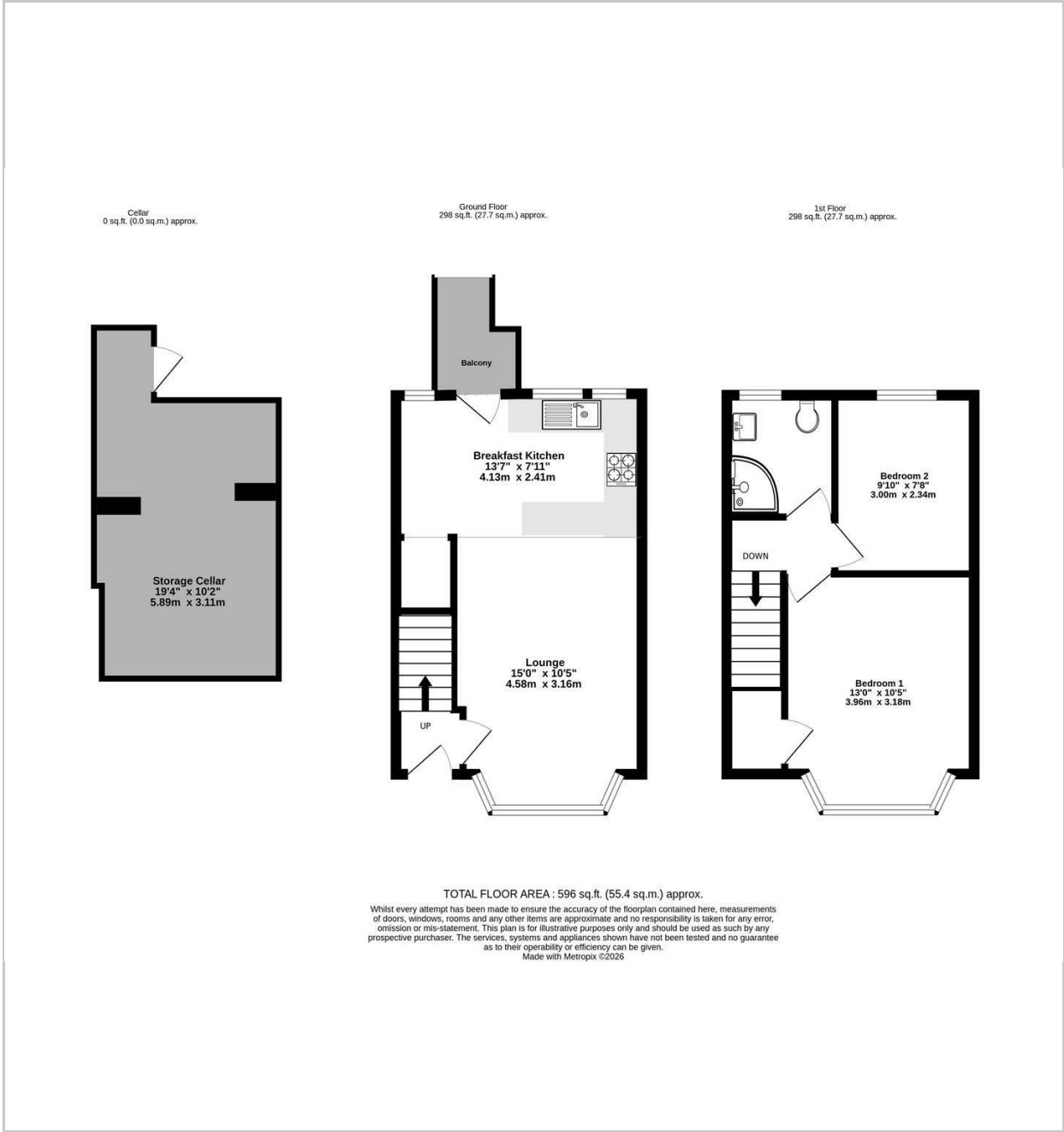
Electric roller door, power and lighting (accessed via Brunswick Street)

Agents Note:

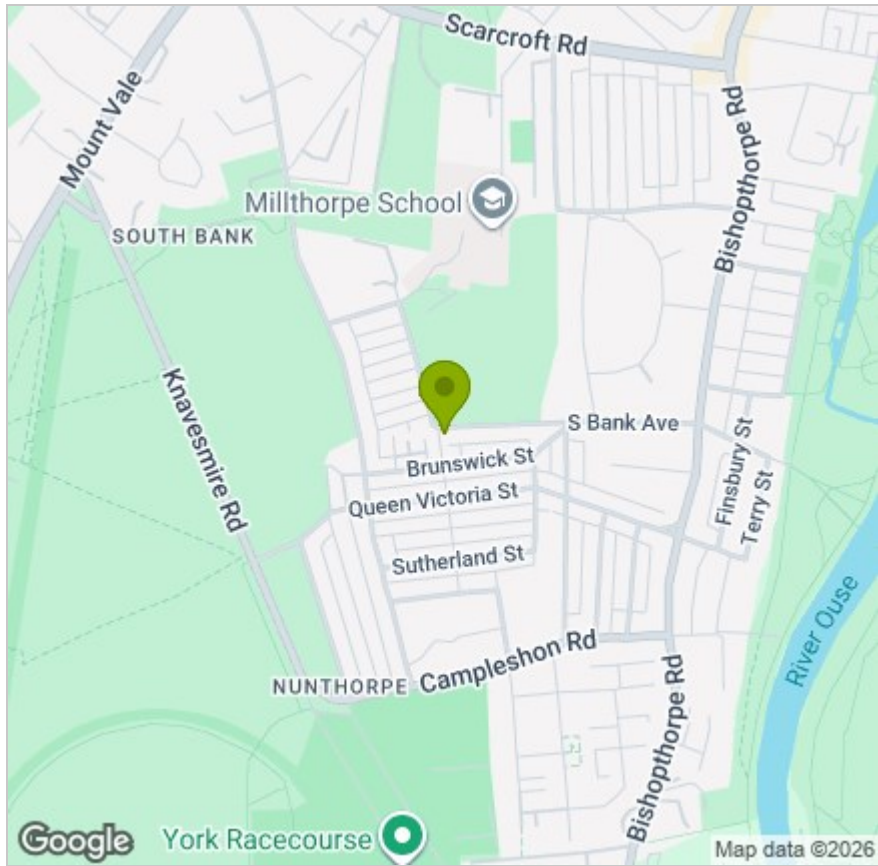
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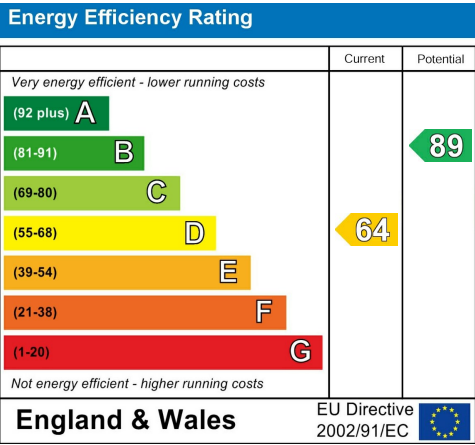
FLOOR PLAN



LOCATION



EPC



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