



55 Brownlow Street
York, YO31 8LW
Guide Price £365,000

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NO ONWARD CHAIN!

A delightful fore courted two-double bedroomed period house with good-sized courtyard garden located with in this desirable residential area just off Huntington Road and convenient for York's historic city centre, York Hospital and nearby schools and amenities.

Internally, the bright and airy living accommodation comprises: traditional entrance hallway, lounge with bay window, dining room, kitchen, garden room, first floor galleried landing, two first floor bedrooms and three piece house bathroom.

To the outside there is a gated front forecourt, with railings and to the rear there is a very well presented landscaped rear garden which is over 20 feet long with sitting area and gate to rear alleyway.

The property also benefits from uPVC double glazing and gas central heating.

Planning Permission has been granted for; a 3rd bedroom to the Loft, Kitchen/Garden Room extension and a downstairs Utility Room and Wc.

An internal viewing is strongly recommended.

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.

Entrance Hallway

Entrance door, double panelled radiator, tiled floor, recess spotlights, carpeted stairs to first floor

Lounge

13'11" x 9'5" (4.24m x 2.87m)

uPVC window to front, period fire, double panelled radiator, ceiling rose, coving, dado rail, timber floorboards, television points, power points,





Dining Room

13' x 10'2" (3.96m x 3.10m)

uPVC window to rear, double panelled radiator, storage cupboard, downstairs cupboard, luxury vinyl tiled floor

Kitchen

11'2" x 7'1" (3.40m x 2.16m)

uPVC window to side, fitted wall and base units with oak counter top, double stainless steel sink and draining board with mixer tap over, space and plumbing for appliances, recessed spotlights, power points, wall mounted gas combination boiler, tiled flooring,

Garden Room

11'1" x 7'7" (3.38m x 2.31m)

uPVC double glazing, tiled flooring, double panelled radiator, power points,

Landing

uPVC window to side, carpeted floor, power points, door to:

Bedroom 1

13'5" x 12'2" (4.09m x 3.71m)

Two uPVC windows to front, double panelled radiator, exposed timber floorboards, period fire, coving, power points, picture rail, storage cupboard

Bedroom 2

13' x 7'7" (3.96m x 2.31m)

uPVC window to rear, double panelled radiator, fireplace, floorboards, storage cupboards, power points,

Bathroom

8'6" x 7' (2.59m x 2.13m)

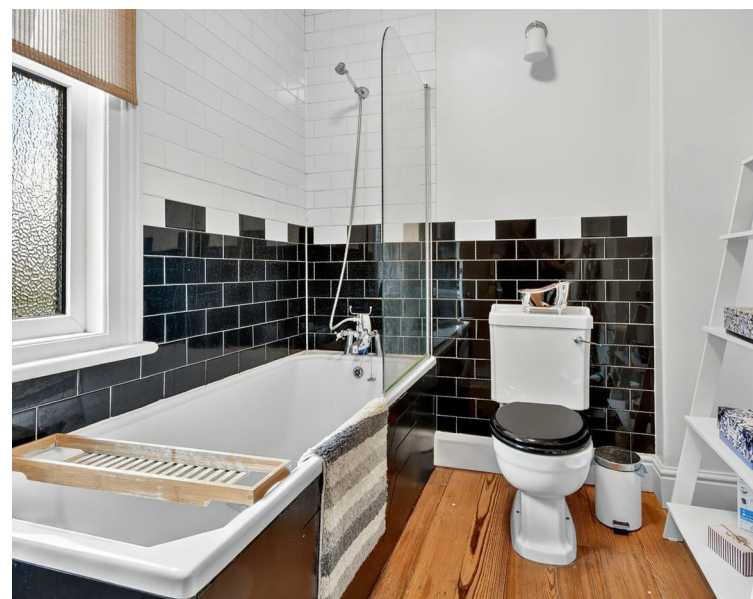
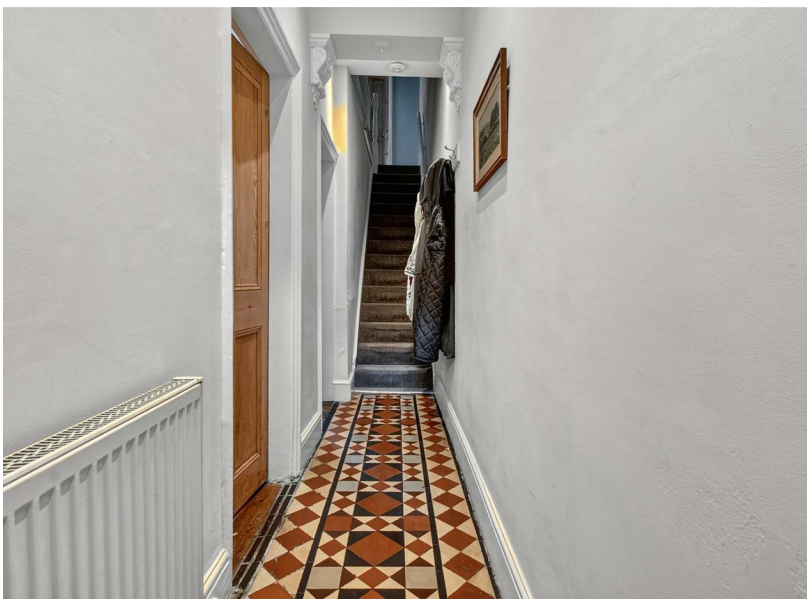
Opaque uPVC window to side, low level w.c., pedestal wash hand basin, panelled bath with mixer shower head over, floor boards, towel radiator,

Externally

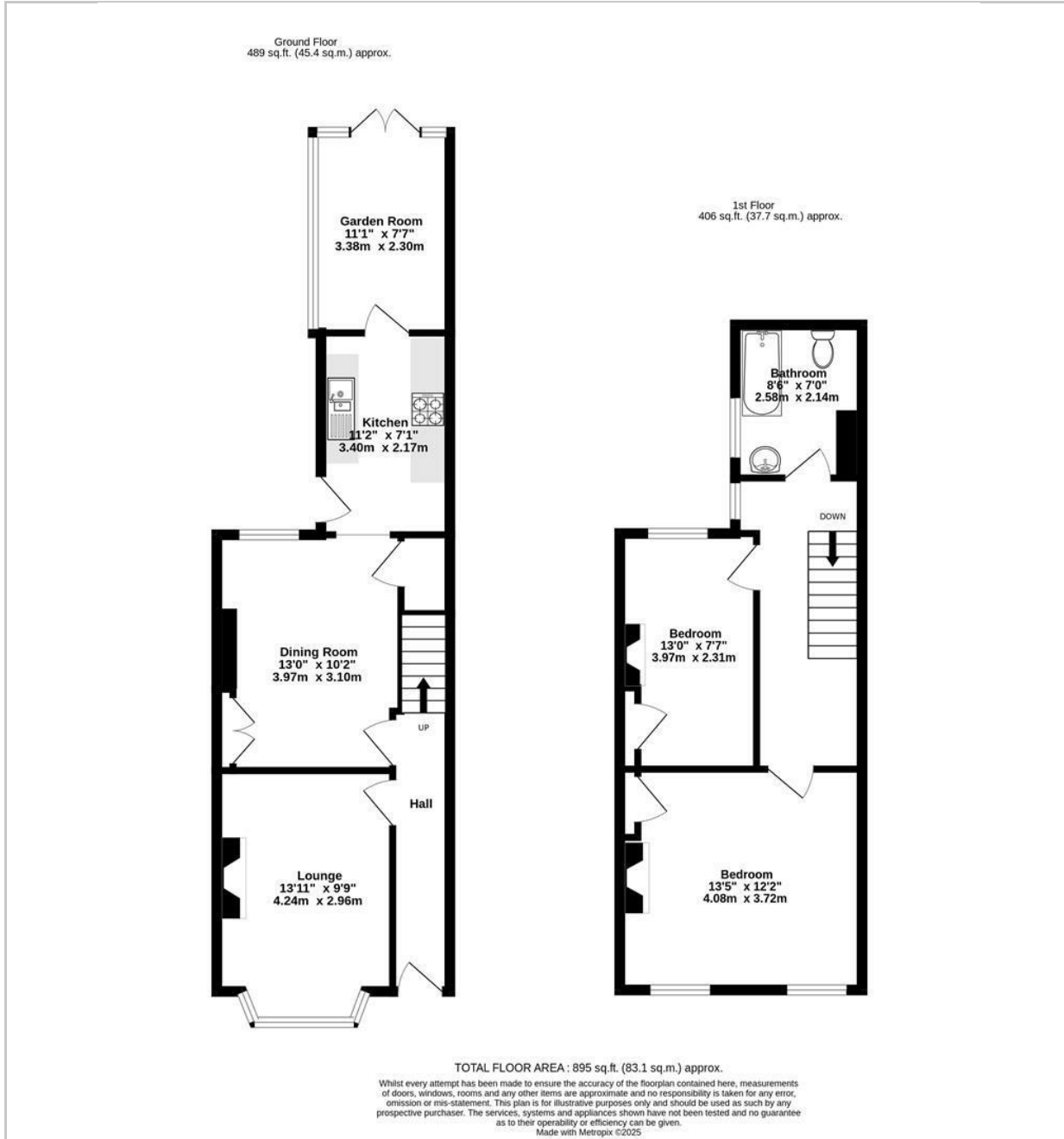
traditional front forecourt, rear walled garden which is over 20ft in length with flower borders and gate to service alleyway.

Agent's Notes

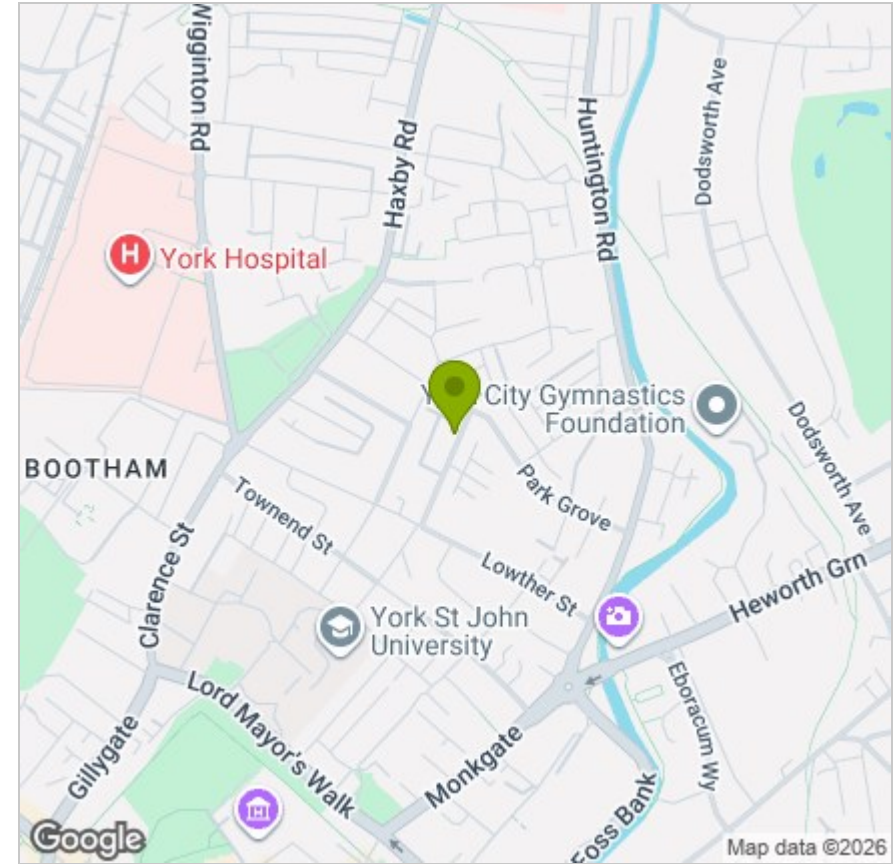
To note: planning permission has been granted for a third bedroom, kitchen and garden room extension.



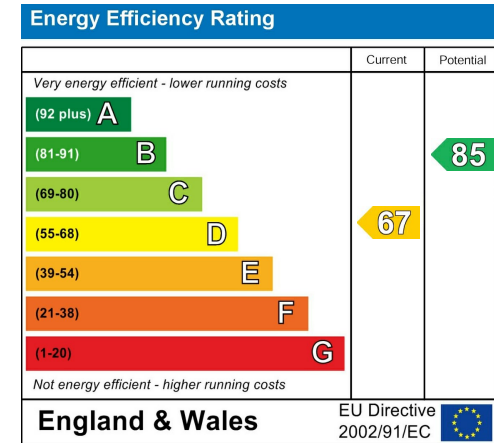
FLOOR PLAN



LOCATION



EPC



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