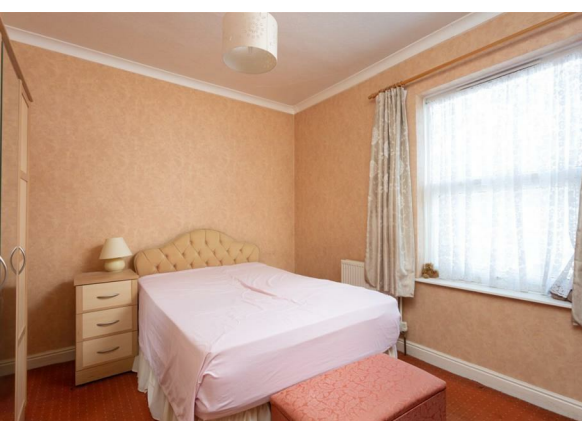




Horner Street, York £180,000

**** NO ONWARD CHAIN ****

A traditional mid town house offering 2 bedroom living accommodation and requiring some cosmetic upgrading. The property is being offered for sale with both vacant possession and no onward chain.



Accommodation

An ideal opportunity for property investors and first time buyers to acquire this traditional mid-townhouse situated within walking distance of the city centre of York and being offered for sale with vacant possession.

Internally, the property is entered through a uPVC framed double glazed front door into a reception hall with central staircase leading to the first floor accommodation.

The principal reception room is a spacious sitting room located centrally within the property and having a fitted fireplace, recessed under stairs storage, television aerial point and laminated flooring.

Located at the front of the house, is a dining room with a uPVC framed double glazed casement window to the front elevation and fireplace.

The kitchen is located beyond the sitting room and has a range of built-in base units to two sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the sale is a freestanding gas cooker in addition to a washing machine and tumble dryer. The kitchen benefits further from laminated flooring and houses the gas fired central heating boiler.

A rear lobby has a double glazed rear entrance door which leads out onto the courtyard beyond, and the ground floor accommodation is completed by the house bathroom which has a low flush W.C, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks.

To the first floor are 2 spacious double bedrooms, both of which have uPVC framed double glazed casement windows.

The property benefits from gas fired central heating throughout (except for Bedroom Two).

To The Outside

The property is accessed directly off Horner Street and has a private rear courtyard garden with outside store. The courtyard is enclosed to all sides by walled boundaries and there is a gated access out onto the rear alleyway beyond.

Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000 Mbps download speed*

EPC Rating: D

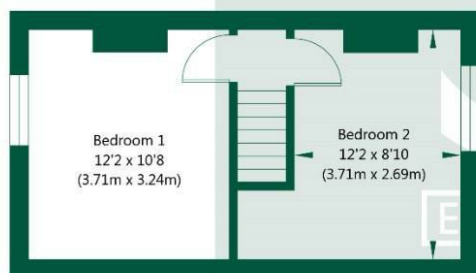
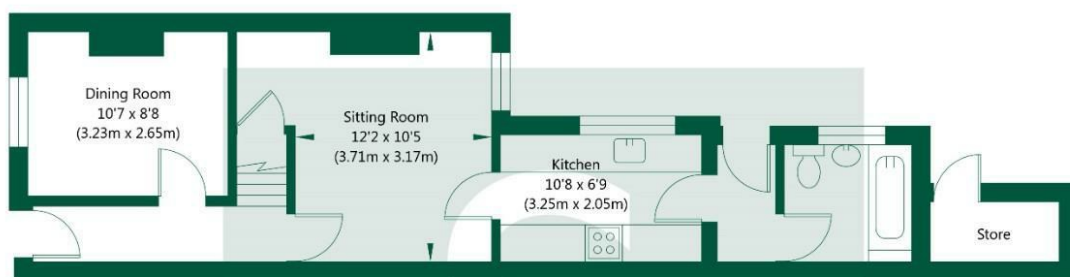
Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Horner Street, York, YO30 6EA

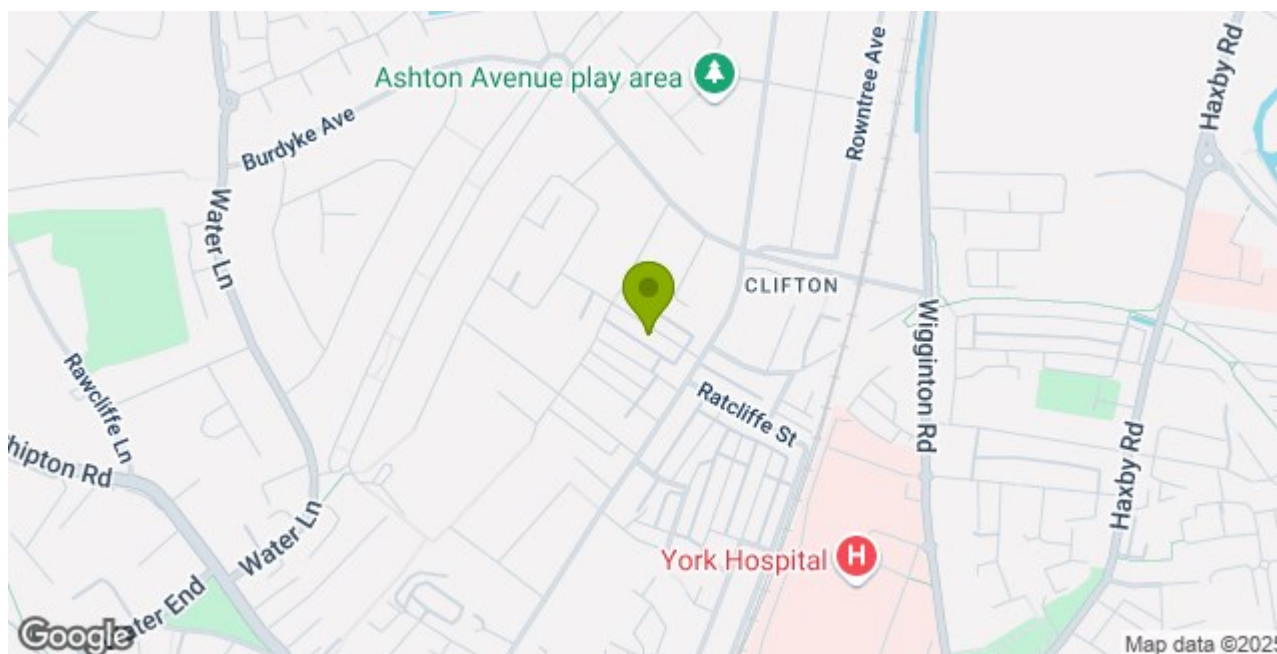


First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 279 SQ FT / 25.9 SQ M

Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 442 SQ FT / 41.06 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 721 SQ FT / 66.96 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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