



Cromer Street, York £280,000

A spacious forecourted period townhouse situated within this convenient location near York city centre and York hospital with nearby local amenities on Burton Stone Lane. The property offers an ideal opportunity for those looking to mark their own stamp with uPVC double glazing, original period features, enclosed rear courtyard and crucially being offered for sale with vacant possession and no forward chain.



The property is entered via a timber door which in turn opens into a small vestibule with glazed door leading through into an entrance hall.

From the entrance hall, a staircase leads off to the first floor accommodation along with doors into both ground floor reception rooms.

To the front of the ground floor is the property's principal reception room enjoying an abundance of natural light via a large uPVC bay window to the front elevation with timber panelled walls and two radiators with wall mounted light. To the rear of the ground floor is a second reception room providing an additional lounge or formal dining room with views over the rear courtyard via a uPVC double glazed window with feature wall mounted electric living flame fire before a door and step leads to the kitchen.



The kitchen comprises an extensive range of wall and base fitted shaker style units to three sides with fitted preparation surfaces which incorporate a stainless steel sink unit with mixer tap over, four ring ceramic hob with extractor hood over and oven below. Space and plumbing is available for an automatic washing machine with a useful understairs storage cupboard, uPVC double glazed window and matching uPVC double glazed door giving access onto the rear courtyard.

From the kitchen a door leads through into a well placed utility space with wall mounted Worcester gas central heating boiler with tiled floor and a door leading into the bathroom.

The bathroom comprises a three piece white suite having a panelled bath with mains shower and glass shower screen, low flush WC and pedestal hand wash basin with fully tiled walls, wall mounted heated towel rail, recess spotlights to the ceiling and a uPVC double glazed semi opaque window to the side elevation.



To the first floor, a central landing leads through into three first floor bedrooms along with a separate WC, useful storage cupboard and a further staircase leading to the second floor accommodation.

All first floor bedrooms are well proportioned, of particular note is the main bedroom which provides two large uPVC double glazed windows to the front elevation and a useful storage cupboard.

To the second floor is a spacious fourth bedroom which has been incorporated within the loft space, providing uPVC double glazed windows to both the front and rear elevations and having a large single panelled radiator and useful overstairs storage cupboard.



To the outside, the property sits on this pleasant side street and enjoys on street parking to the front along with a front courtyard with path leading to the front door and side gated pathway which gives access to the rear courtyard.

An enclosed south facing rear courtyard benefits from fenced and walled boundaries along with raised planted beds. In addition is a useful storage shed having a uPVC double glazed window with light and power and an outside water tap.

Tenure: Freehold

Services: All mains connected

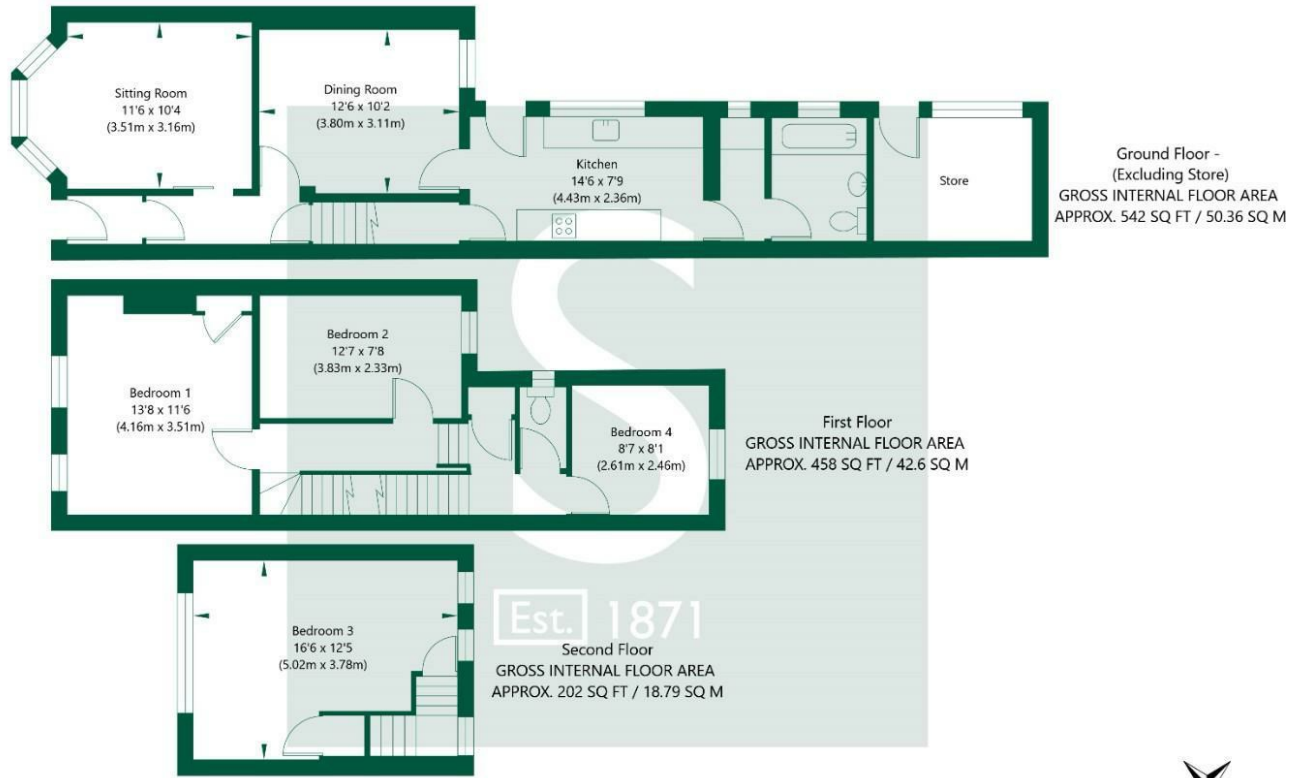
EPC Rating: 41 - E

Council Tax: City of York - Band B

Viewings: Strictly via the selling agent 01904 625533



Cromer Street, Burton Stone Lane, York, YO30 6DL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1202 SQ FT / 111.75 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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