



82 Sutherland Street  
York, YO23 1HQ  
£290,000

 2  1  2 

Churchills are delighted to offer for sale this recently upgraded two bedroom period house, set within this highly sought after residential location of South Bank, moments away from the Knavesmire Racecourse and a short distance to York City centre and the railway station.

An ideal investment or starter home, the house also benefits from modern gas central heating and part uPVC double glazing throughout.

The bright and airy living accommodation comprises; entrance hallway, lounge with period fireplace, 12ft sitting/dining room, kitchen with fitted units, rear hallway, three piece bathroom suite, first floor landing and two first floor double bedrooms.

To the outside is a landscaped walled courtyard and gate to service alleyway.

An internal viewing is highly recommended.



### Entrance Hallway

### Lounge

### Dining Room

### Kitchen

### Bathroom

### First Floor Landing

### Bedroom 1

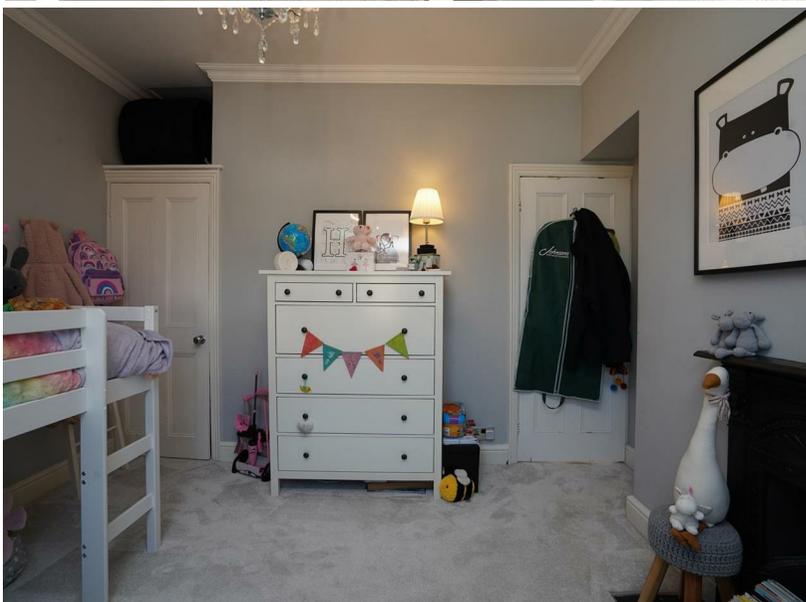
### Bedroom 2

### Rear Courtyard

### Agents Note:

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.

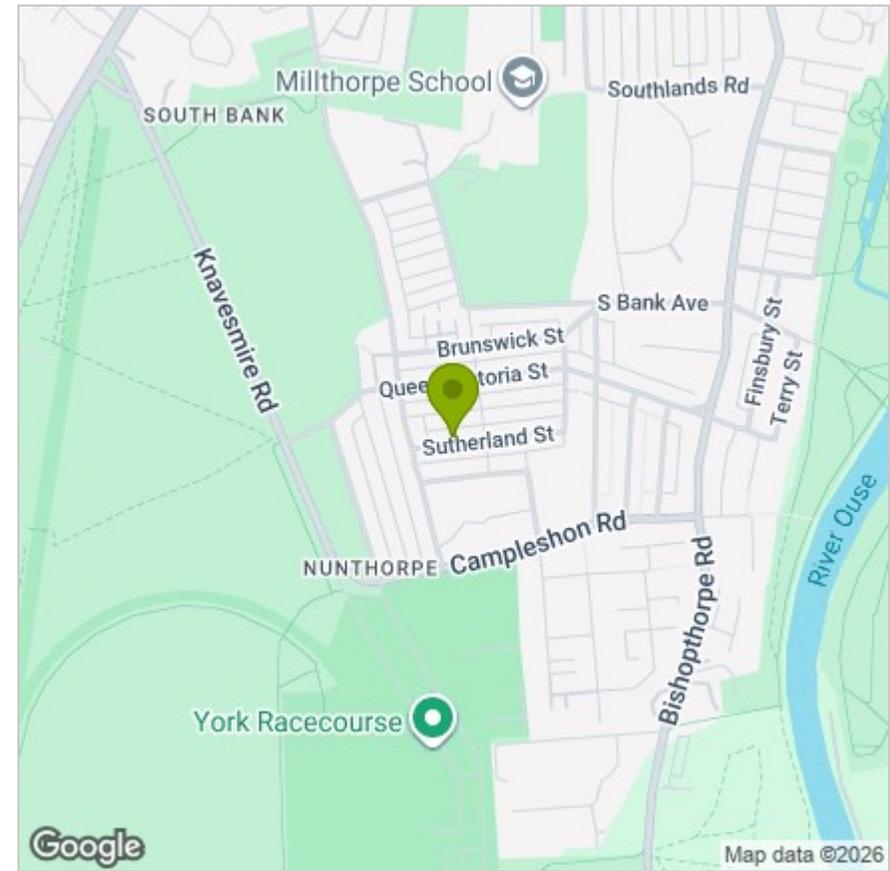




# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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