



27 Cromer Street  
York, YO30 6DQ

£315,000

2 1 2 c

A superb two double bedroom fore courted period terraced house, ready to move into within this popular and convenient residential area!

Located just off Burton Stone Lane and a short walk from York's historic city centre and also in easy reach of York Railway Station and Clifton Moor retail park. This characterful home retains many period features and will appeal to an array of buyers looking for a quality home.

Updated and maintained to a high standard by the present owners with bright and sizeable rooms as well as modern additions such as uPVC double glazing, gas central heating and fitted appliances.

Internally it comprises; Entrance Vestibule, Entrance Hallway with Victorian tiling, lounge with bay window, dining room, extended kitchen, first floor comprised of galleried landing, two double bedrooms and well presented three-piece bathroom suite. To the outside is a traditional front forecourt whilst to the rear is a paved rear courtyard with useful brick store and gate to service alleyway.

An accompanied viewing is strongly recommended. Please contact Churchills Estate Agents today!

## Entrance Vestibule

Entrance door, Victorian tiling, door to:

## Entrance Hallway

Double panelled radiator, Victorian tiling, carpeted stairs to first floor, corbels, panelled door to:

## Dining Room

12'6" x 11' (3.81m x 3.35m)

Understairs cupboard, double panelled radiator, exposed timber floorboards, picture rail, storage cupboards

## Lounge

13'10" x 10'7" (4.22m x 3.23m)

uPVC bay window to front, gas fire with surround, exposed timber floorboards, coving, picture rail, double panelled radiator, space for a television and power points





## Kitchen

13'1" x 9'4" (3.99m x 2.84m)  
Dormer window to rear, Velux window, fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, integrated dishwasher, built in oven and hob, space and plumbing for appliances, partial underfloor heating, power points

## First Floor Landing

Storage cupboard, carpets and loft access

## Bedroom 1

14' x 11'11" (4.27m x 3.63m)  
Two double glazed windows to front, double panelled radiator, carpet, power points, storage cupboard

## Bedroom 2

12'6" x 8'10" (3.81m x 2.69m)  
uPVC window to rear, double panelled radiator, exposed floorboards, picture rail, power points

## Bathroom

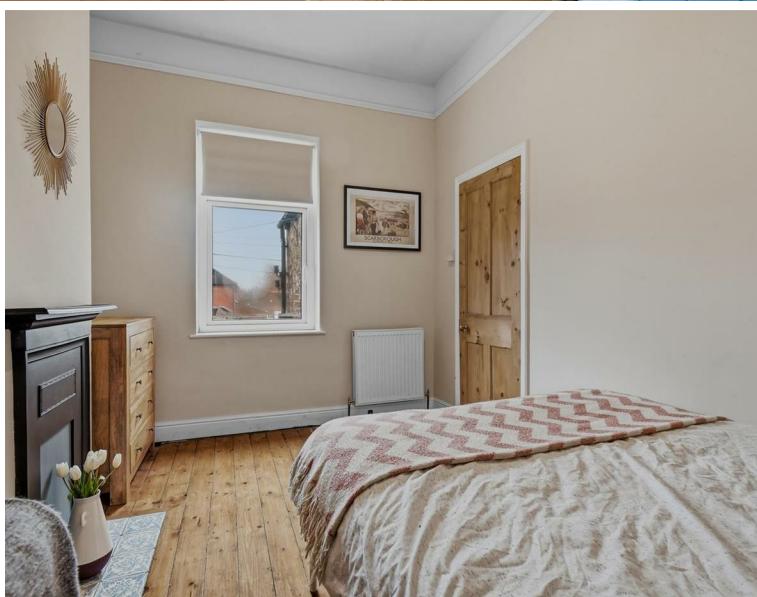
7'3" x 6'10" (2.21m x 2.08m)  
Opaque uPVC window to rear, panelled bath with main showerhead over, low level W.C., wash hand basin, towel radiator, extractor fan, storage cupboard housing gas combination boiler, tiled flooring

## To the outside

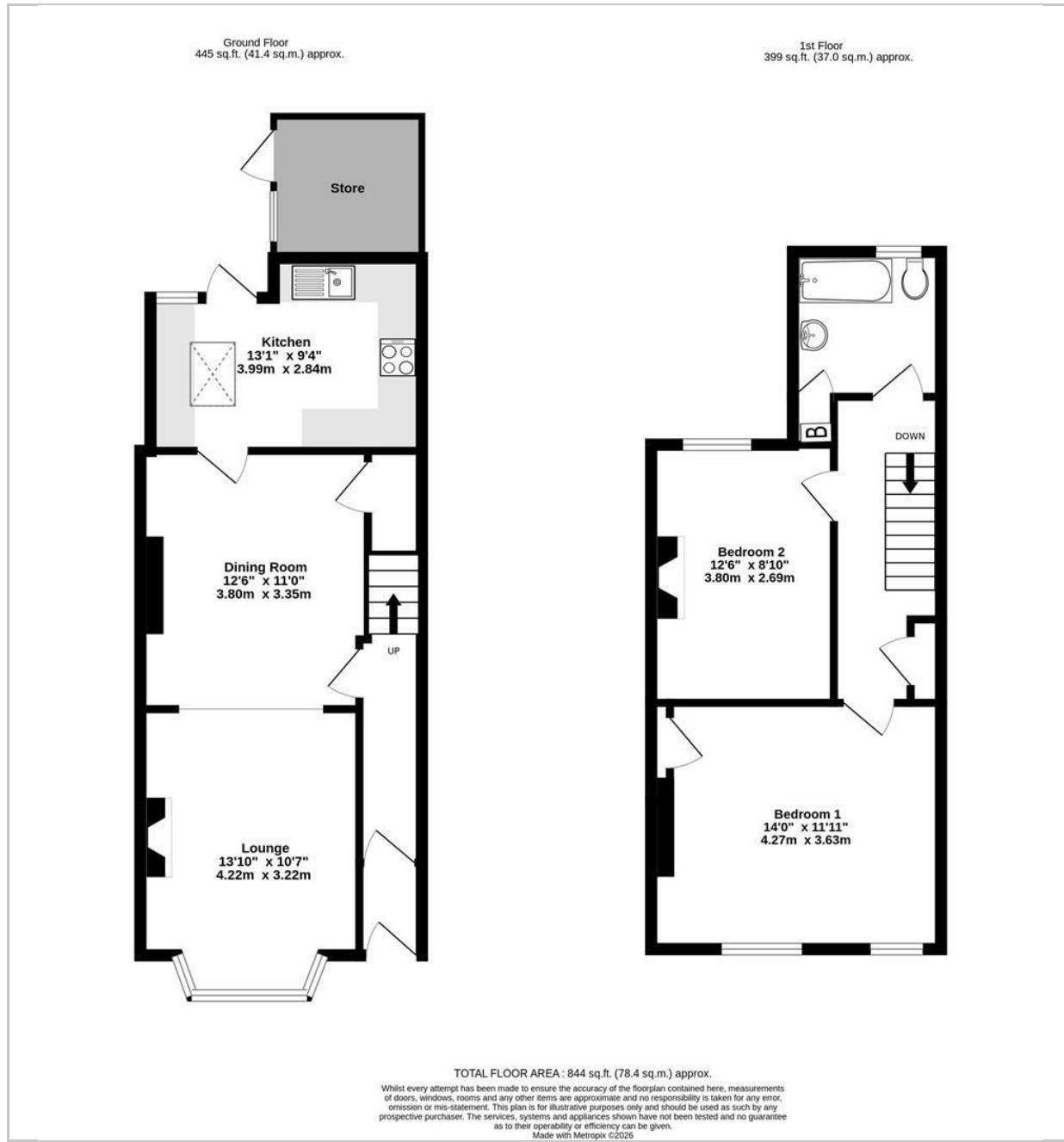
Front forecourt, rear walled paved courtyard garden, gate to service alley way, brick store

## Agents Note:

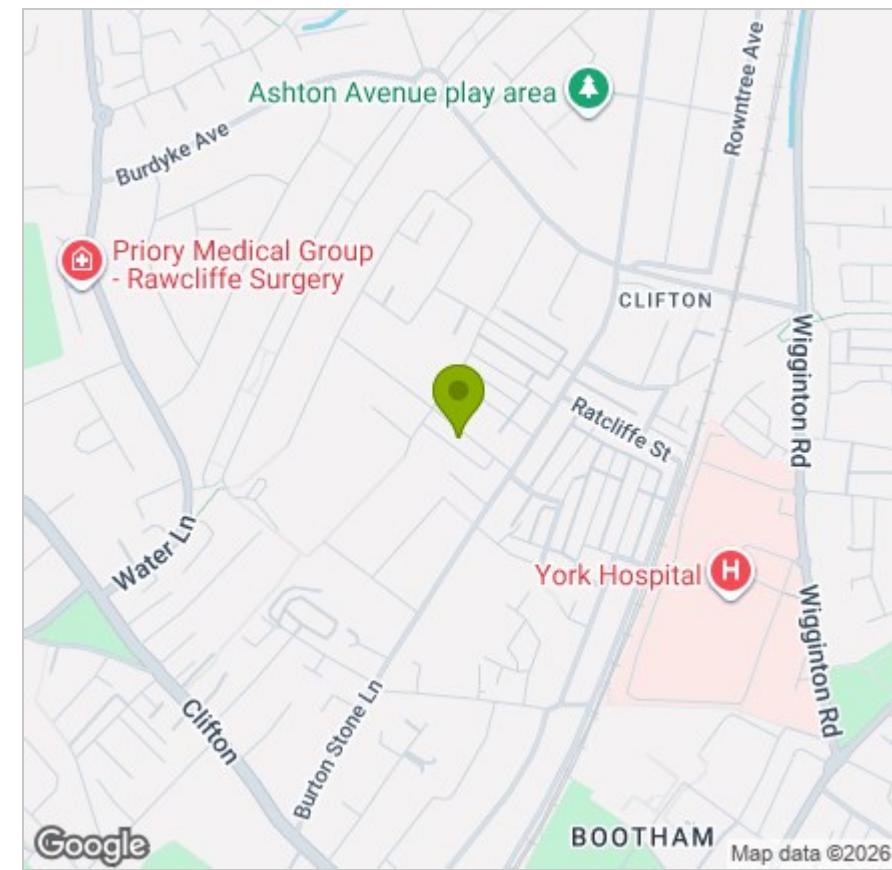
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	69
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.