



A rare opportunity to purchase this much wider, charming city centre residence, set on this sought after street within sight and sound of York Minster and the historic city walls. Benefiting from off-street parking and retaining plenty of original features this superb three storey townhouse built circa 1865 period property is offered for sale for the first time in many years. Providing bright and spacious rooms and with the potential to further enhance its beauty and character, the internal accommodation comprises; entrance hallway with elegant staircase, lounge with bay window and feature fireplace, sitting/dining room, fitted kitchen, hard wood framed conservatory garden room with two useful outside stores, generous first floor landing, three double bedrooms and three piece house bathroom. To the second floor is a large bedroom (21' x 19'7) with WC which could easily be adapted into a master suite or divided into two separate rooms. To the outside is a front forecourt with original railings and brick boundary wall, shared gated side access leading to a side courtyard and a fabulous rear courtyard with paved patio area, flower borders, brick boundary wall and large timber gates to allow off street parking with the potential for electric car charging. An internal viewing is highly recommended to appreciate the size and quality on offer, please call Churchills Estate Agents today!



Entrance Hallway

Entrance door, original cornicing, double panelled radiator, under stairs cupboard, original stairs to first floor. Carpet.



Lounge

Slide sash bay window to front with panelling and original shutter boxes, cornicing, ceiling rose, picture rail, feature fireplace, double panelled radiator, power points. Original timber floorboards.

Sitting/Dining Room

Slide sash window to side courtyard, cornicing, three large glazed fitted cupboards with lit bookshelves above and cupboards under, one single panelled and one double panelled radiator, power points. TV point and fibre broadband connection. Carpet.



Kitchen

Slide sash window and door to side courtyard, fitted wall and base units comprising beech work tops, Belfast sink with mixer tap, dual fuel range oven, space and plumbing for appliances, power points. Linoleum/marmoleum flooring.





Conservatory Garden Room
Double glazed timber frame, two roof lights and opening casement window, double doors to courtyard garden, wall mounted electric heater, power points. Carpet.

First Floor Landing
Linen cupboard, two walk-in storage cupboards with cupboards above, column radiator, power points. Carpets. Doors to;

Bedroom 1
Slide sash window with view of Minster to front, original feature fireplace, single panelled radiator, power points. Carpet.

Bedroom 3
Slide sash window to rear, original feature fireplace, Victorian fitted cupboard, single panelled radiator, power points. Carpet.

Bedroom 4
Slide sash window to front with view of Minster, single panelled radiator, power points. Carpet.

Bathroom
Opaque slide sash window to rear, picture rail, original feature fireplace, panelled bath with mixer head shower over, pedestal wash hand basin, low level WC, double panelled radiator. Linoleum/Marmoleum flooring.

Second Floor Stairs
Carpet. Door to;

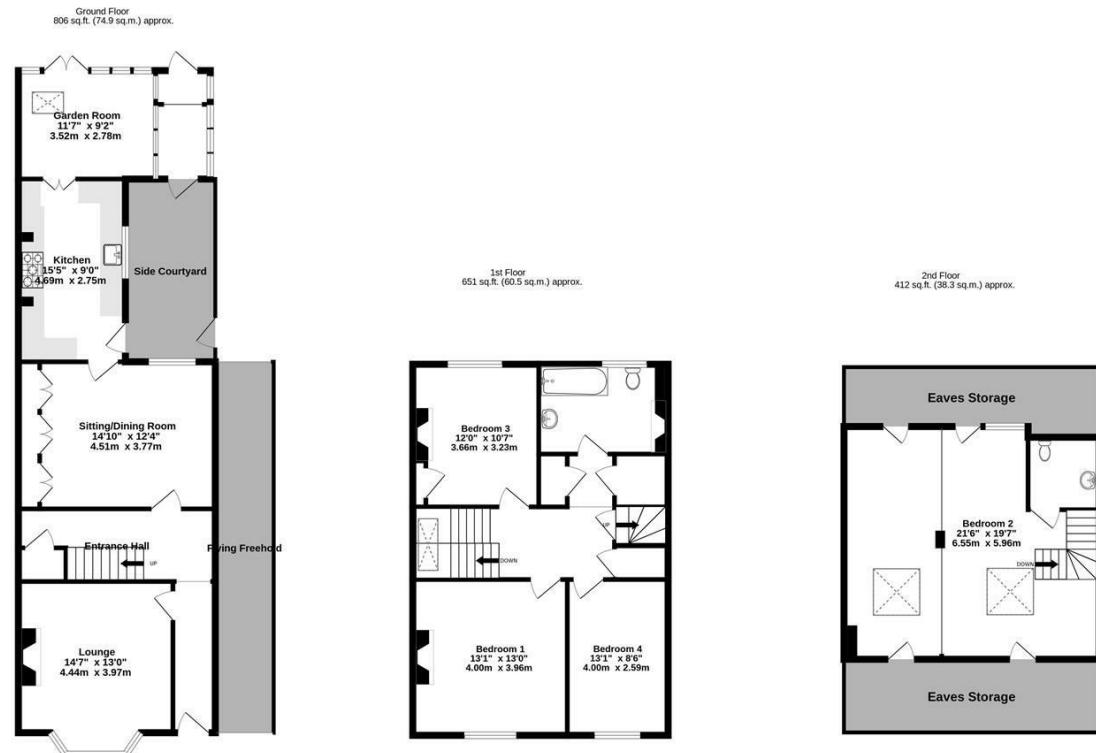
Bedroom 2
Architect designed conversion containing: Dormer window to rear, two velux rooflights to front, exposed beams, two single panelled radiators, power points, 4 large boarded insulated eaves storage cupboards. Carpet.

WC
Wash hand basin, low level WC. Carpet.

Outside
Front forecourt with original railings and brick boundary wall. Gated side access from front and rear leading to side courtyard with light and access to kitchen door and lit bike shed. Rear courtyard garden with raised paved area, tap, access to lit potting shed store, borders, double timber gates from shared alleyway to car parking/lower garden patio.

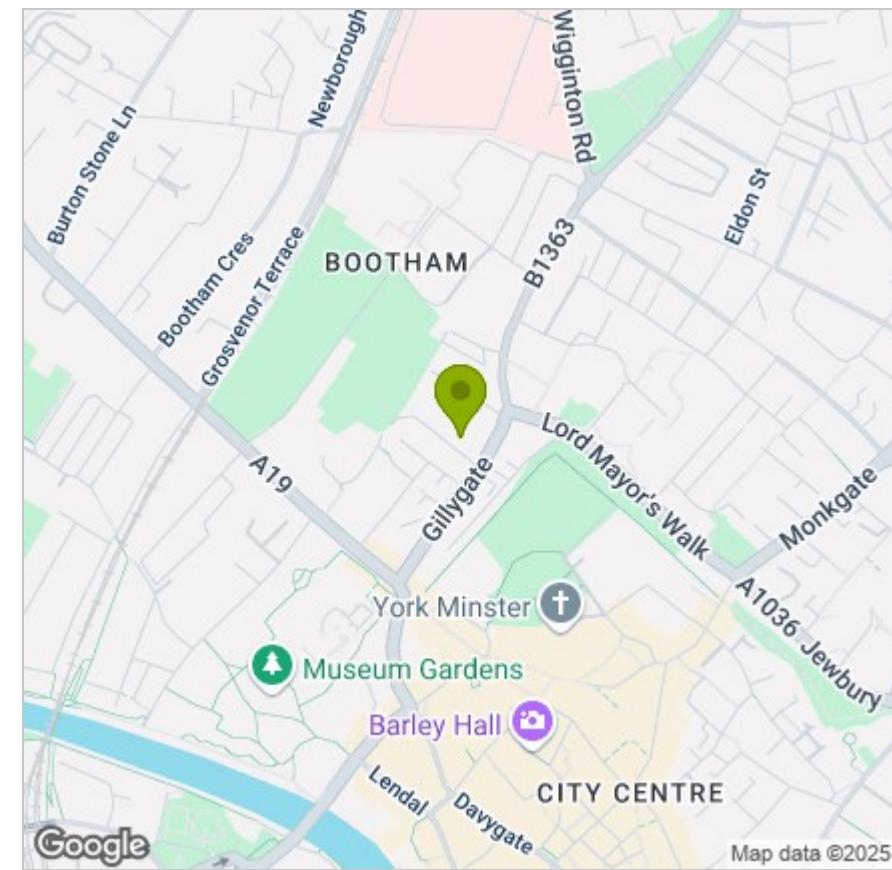


FLOOR PLAN



TOTAL FLOOR AREA : 1869 sq.ft. (173.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	51
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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