



12 Eldon Terrace

York, YO31 8NQ

Guide Price £265,000



NO FORWARD CHAIN!!!

A fabulous period mid-terrace house located on this quiet residential street within the popular area of The Groves and therefore convenient for York's historic city centre, popular amenities and excellent transport links. Well maintained throughout, this quality home is sure to appeal to a range of buyers having the benefit of gas central heating and recently upgraded three piece bathroom suite.

Retaining plenty of charm and character it comprises: traditional entrance hallway, lounge, dining room, fitted kitchen, first floor galleried landing, two first floor double bedrooms and superb three piece house bathroom suite.

To the outside is a private south facing rear walled courtyard with brick stores and gate to service alleyway.

An accompanied viewing is strongly recommended.

Entrance Hallway

Timber entrance door, ceiling coving, single panelled radiator, carpeted stairs to first floor. Original encaustic tiles. Panelled doors to;

Lounge

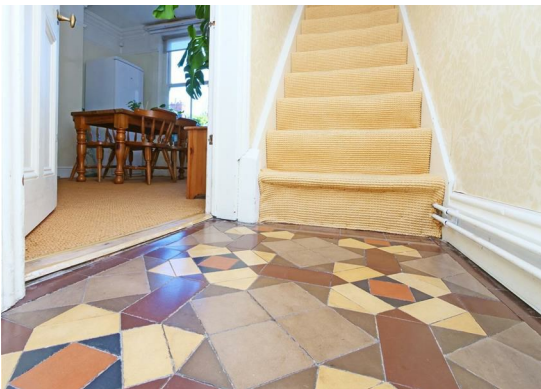
10'10 x 10'9 (3.30m x 3.28m)

Window to front, original ceiling rose, period fireplace with gas fire insert and surround, picture rail, TV point, power points, single panelled radiator. Carpet

Dining Room

12 x 11'1 (3.66m x 3.38m)

Window to rear, ceiling rose, ceiling coving, wall mounted gas fire, power points, single panelled radiator, display shelving. Carpet





Kitchen

15'7 x 5'10 (4.75m x 1.78m)

Window to side, glazed door on to courtyard, fitted wall and base units with Oak counter tops, Belfast sink with mixer tap, built in Bosch gas hob and electric oven, slimline Bosch dishwasher, space and plumbing for further appliances, power points, double panelled radiator, under stairs cupboard. Laminate flooring

First Floor Landing

Picture rail, spindled balustrade, storage cupboard, single panelled radiator, power points. Carpet. Doors to;

Bedroom 1

Window to front, ceiling coving, picture rail, period fireplace, power points, double panelled radiator. Carpet

Bedroom 2

Window to rear, period fireplace, power points, single panelled radiator. Carpet

House Bathroom

P-shaped panelled bath, with mains shower over, low level w.c., wash hand basin, double panelled radiator, electric towel radiator, recessed spotlights, storage cupboard, window to side, picture rail

To the outside

Private rear walled courtyard with gate to service alley, flower borders, brick built storage shed, outside tap

Agents Note:

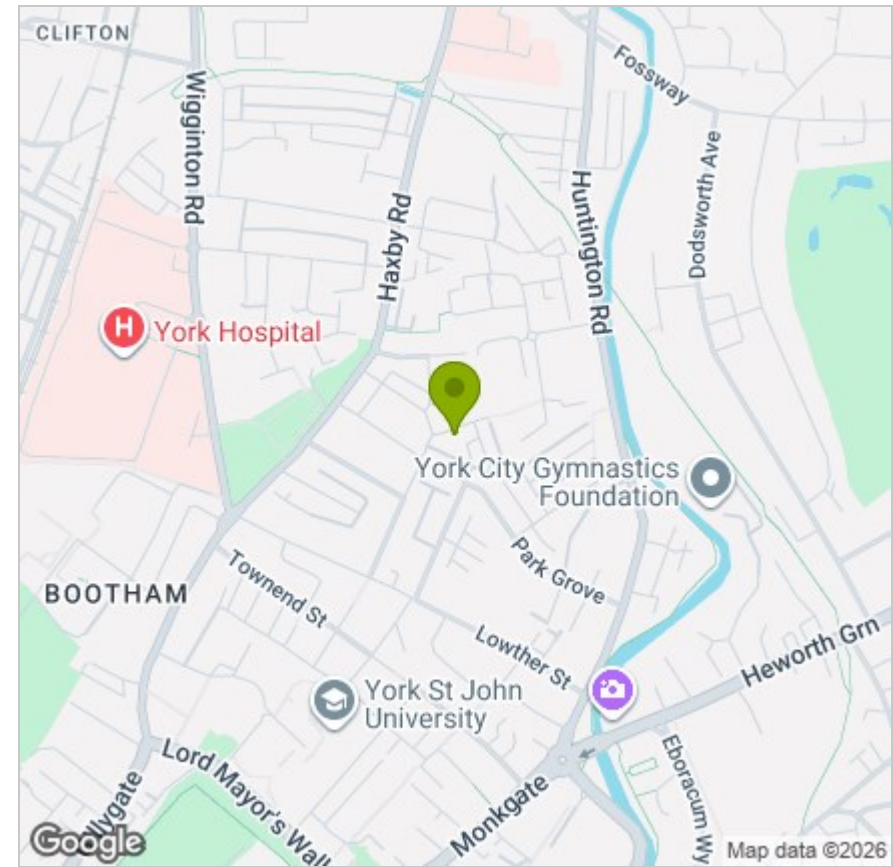
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(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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