



81 Eldon Street

York, YO31 7NH

Offers Over £300,000



## NO ONWARD CHAIN!

A well-presented, three bedroom period end terrace house, set in this highly sought after and central location of The Groves, the property is situated within close proximity of the historic City Centre, York Hospital, York St John University as well as many shops, schools and amenities. The property has the benefit of uPVC double glazing, modern gas central heating original period features.

It fully comprises; entrance vestibule, entrance hall, lounge, separate sitting/dining room, kitchen, three piece bathroom, first floor galleried landing and three bedrooms (two doubles, one good single. To the outside is a good sized walled rear courtyard with gate to service alleyway.

An accompanied viewing is highly recommended!

### Entrance Vestibule

Composite entrance door, Karndean flooring, panelled door to:

### Entrance Hallway

Karndean flooring, double panelled radiator, carpeted stairs to first floor, door to:

### Dining Room

12'4" x 11'3" (3.76m x 3.43m)

French doors to courtyard, double panelled radiator, Karndean flooring, power points, understairs cupboard

### Lounge

11'5" x 10'8" (3.48m x 3.25m)

uPVC window to front, double panelled radiator, Karndean flooring, power points, television points, coving

### Kitchen

uPVC door to side, uPVC window to side, fitted wall and base units with counter top, one and a half bowl stainless steel sink and draining board with mixer tap, gas hob, electric oven, tiled flooring, power points





### House Bathroom

Opaque uPVC window to side, low level WC, wash hand basin, panelled bath with shower head over, extractor fan, tiled walls, tiled floor, radiator

### First Floor Landing

Double panelled radiator, carpets, loft access

### Bedroom 1

14'2" x 11'5" (4.32m x 3.48m)  
uPVC window to front, double panelled radiator, storage cupboard, carpets, power points

### Bedroom 2

12'4" x 8'10" (3.76m x 2.69m)  
uPVC window to rear, storage cupboard, radiator, carpet, power points

### Bedroom 3

10'1" x 6' (3.07m x 1.83m)  
uPVC window to side, double panelled radiator, carpets, power points

### Outside

Paved rear courtyard, brick boundary wall, gate to service alleyway.

### Agents Notes:

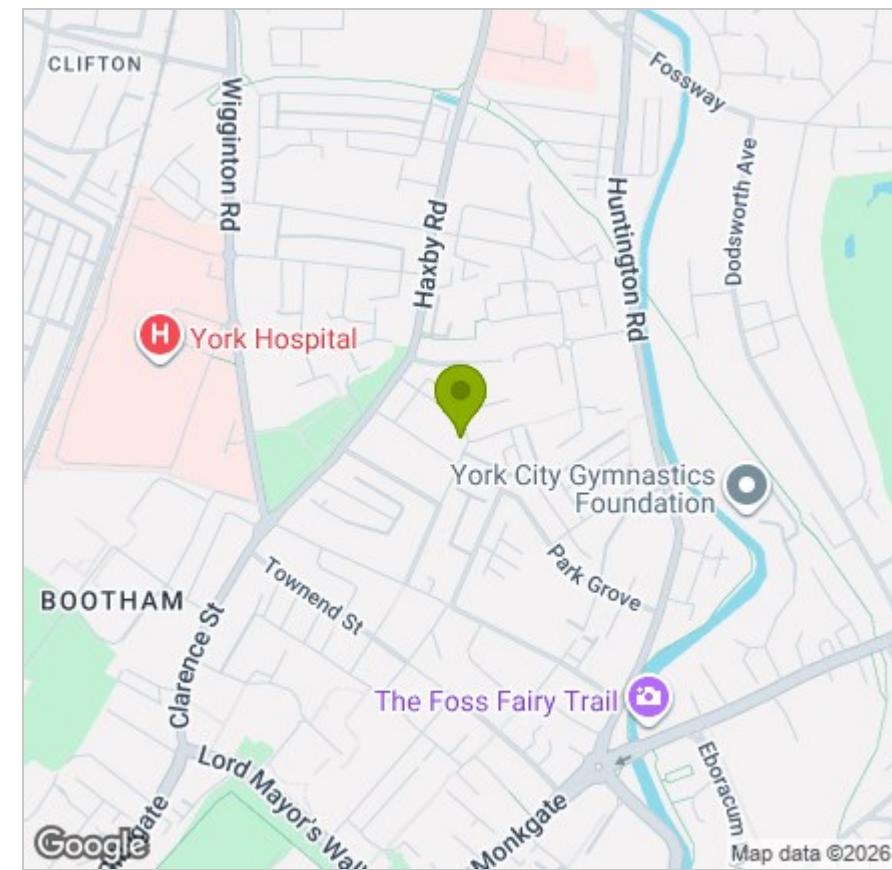
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		62
(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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