



20 Farndale Street  
York, YO10 4BP  
**Guide Price £325,000**

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A WELL-PRESENTED TWO BEDROOM PERIOD TERRACED HOUSE WITH GOOD SIZE REAR COURTYARD.

Located within this highly regarded area and quiet residential street off Fishergate, the property is just a short distance from York city centre, the River Ouse as well as popular schools and amenities.

Benefitting from modern central heating and uPVC double glazing throughout the property is sure to appeal to a range of buyers looking for a characterful home.

Internally it comprises; entrance vestibule with encaustic tiling, entrance hallway, lounge, separate dining room, fitted kitchen, first floor galleried landing, two first floor double bedrooms, and three-piece house bathroom. To the outside is a good sized rear walled courtyard with external WC/Utility, and separate brick store as well as gate to service alleyway.

An internal viewing is highly recommended.

### Entrance Vestibule

Composite entrance door, 'Encaustic' tiles, glazed panelled door to;

### Entrance Hallway

Stairs to first floor, carpeted flooring, coving

### Lounge

Two double glazed windows to front, single panelled radiator, carpeted flooring, ceiling rose, coving, power points

### Dining Room

uPVC window to rear, carpeted flooring, understairs cupboard, single panelled radiator, power points





### **Kitchen**

uPVC door to courtyard, uPVC window to side, fitted wall and base units with countertop, stainless steel sink and draining board, built-in oven and hob, space and plumbing for appliances, laminate flooring, power points

### **First Floor Landing**

uPVC window to side, carpeted flooring, single panelled radiator, power points, loft access

### **Bedroom 1**

Two uPVC windows to front, fitted wardrobes, storage cupboard, single panelled radiator, carpeted flooring, power points

### **Bedroom 2**

uPVC window to rear, single panelled radiator, storage cupboard, carpeted flooring, power points

### **Bathroom**

Opaque uPVC window to side, pedestal wash hand basin, low level WC, panelled bath with mixer tap, single panelled radiator, vinyl flooring, wall mounted heater

### **Outside**

Rear courtyard with brick boundary wall, brick store, gate to service alleyway

### **External Utility/WC**

Entrance door, low level WC, uPVC window to side, plumbing and power points

### **Agents Notes**

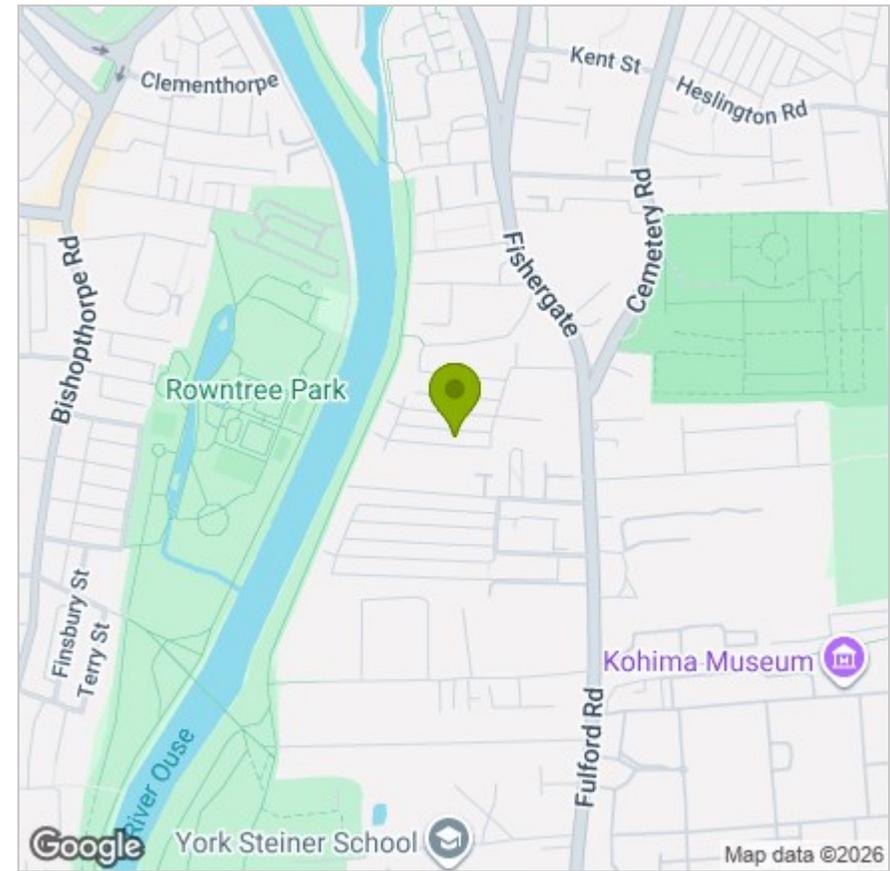
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# FLOOR PLAN



# 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>		81	68
		EU Directive 2002/91/EC	

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