



150 Albemarle Road  
York, YO23 1HB  
Guide Price £595,000

**NO ONWARD CHAIN!** Superb, extended three storey, four bedroom period townhouse set on this fabulous South Bank street adjacent to York Knavesmire Racecourse and with close proximity to the historic city centre, River Ouse and Bishopthorpe Road.

Currently a successful holiday let the property provides an ideal investment purchase with good returns but equally would suit a turnkey private home.

The accommodation is beautifully presented throughout with high quality fittings and comprises entrance hallway with encaustic tiling, lounge with bay window, stunning large open plan living/dining kitchen with quality fitted units, sitting and dining area with bifold doors to a good sized courtyard, ground floor WC, four double sized bedrooms over the first and second floor, house bathroom and shower room ensuite. An accompanied viewing is strongly recommended.

**Hallway**

**Living Room**

13'5" x 11'9" (4.1m x 3.6m)

**Kitchen/Diner**

16'8" x 13'1" (5.1m x 4.0m)

**Garden Room**

10'9" x 7'6" (3.3m x 2.3m)

**First Floor Bedroom**

11'9" x 11'1" (3.6m x 3.4m)

**Bedroom 2**

10'5" x 8'10" (3.2m x 2.7m)

**Bedroom 3**

10'5" x 7'10" (3.2m x 2.4m)

**Second Floor Master Suite**

16'8" x 12'1" (5.1m x 3.7m)

**Courtyard Garden**





### Agents Notes

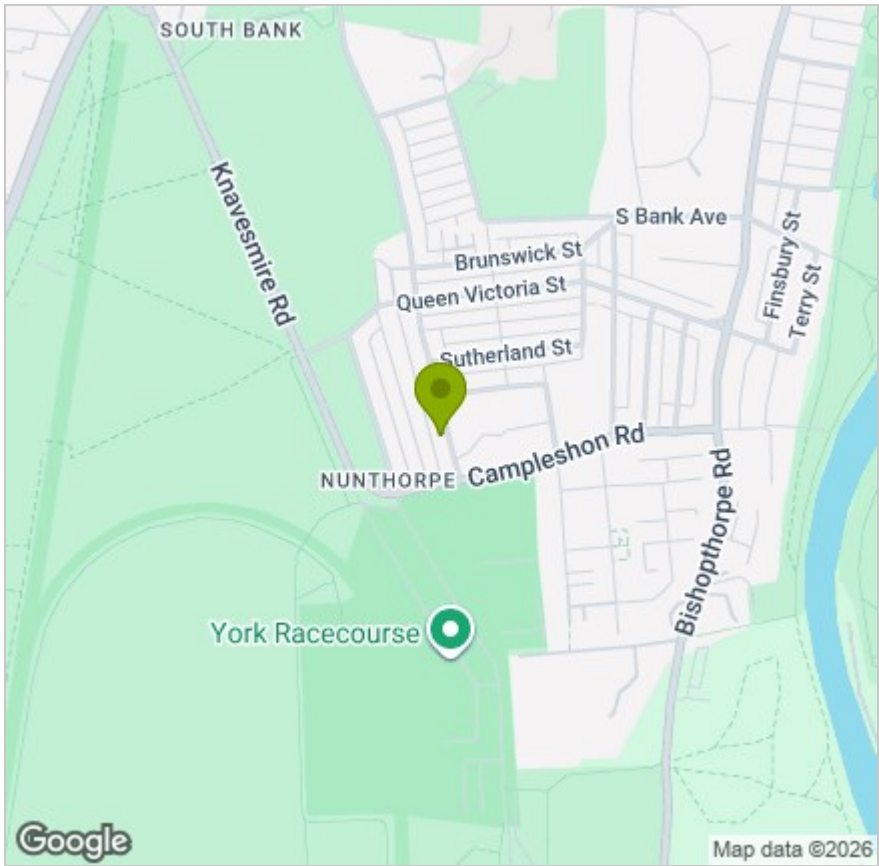
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FLOOR PLAN



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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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