



26 Curzon Terrace
York, YO23 1HA

Guide Price £240,000

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Churchills are delighted to offer for sale this well maintained two bedroom period mid-terrace house with a good sized rear walled courtyard set in one of York's most sought after residential areas of South Bank. Close to the Knavesmire and in close proximity to the railway station and City Centre, the bright and airy living accommodation also has the benefit of gas central heating and recently upgraded uPVC double glazing. The property briefly comprises; entrance hallway, lounge, sitting/dining room, fitted kitchen, three piece bathroom, first floor landing, two double sized bedrooms, large walled rear courtyard with two timber sheds and gate to service alleyway. An internal viewing is strongly recommended.

Entrance Hallway

Composite entrance door, laminate flooring, carpeted stairs to first floor



Sitting Room

Two uPVC windows to front, coving, double panelled radiator, laminate flooring, power points

Living/Dining Room

uPVC window to rear, double panelled radiator, laminate flooring, storage cupboard, power points

Kitchen

Door to courtyard, uPVC window to side, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, built-in oven and hob, tiled flooring, wall mounted gas combination boiler, power points



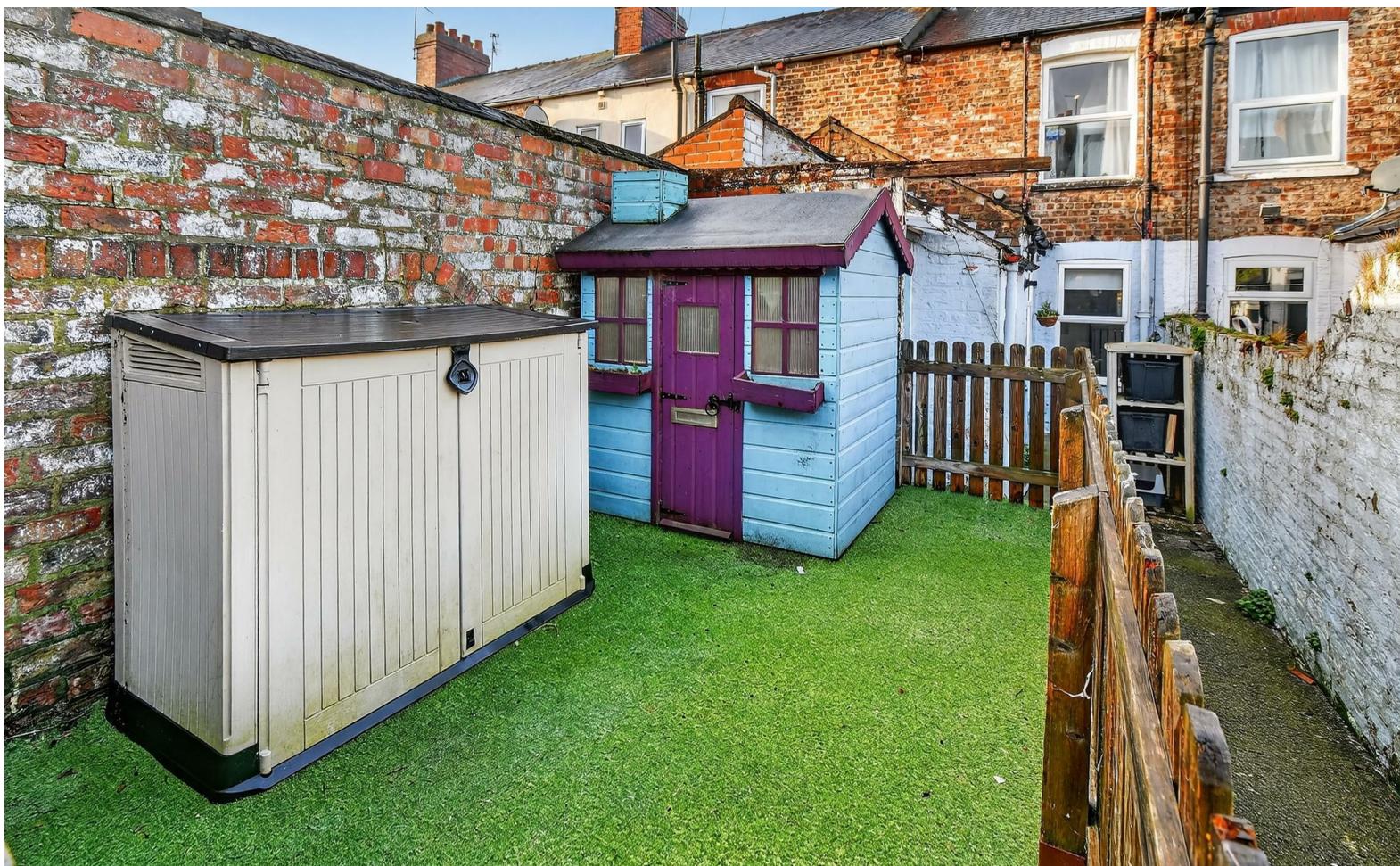
Bathroom

Opaque uPVC window to side, low level WC, wash hand basin, panelled bath, part-tiled walls, tiled flooring, towel radiator, first floor landing, carpeted flooring, door to;

Bedroom 1

uPVC window to rear, carpeted flooring, wardrobes, double panelled radiator, power points





Bedroom 2

uPVC window to front, double panelled radiator, carpeted flooring, power points

Outside

Rear walled courtyard, two timber sheds, gate to service alleyway

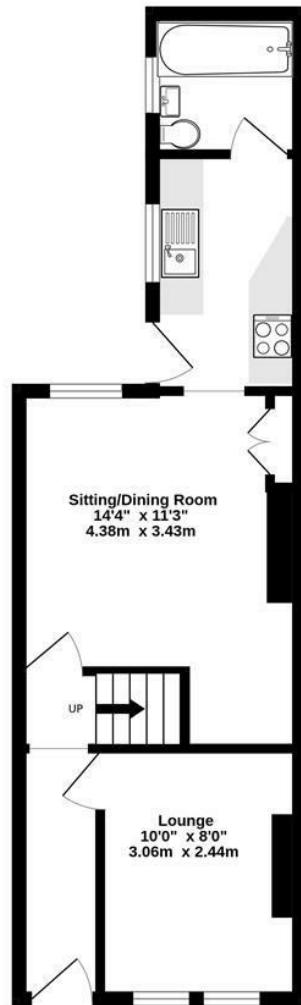
Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details

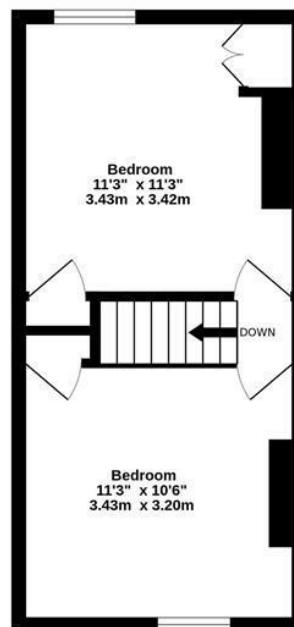


FLOOR PLAN

Ground Floor
356 sq.ft. (33.1 sq.m.) approx.



1st Floor
265 sq.ft. (24.6 sq.m.) approx.

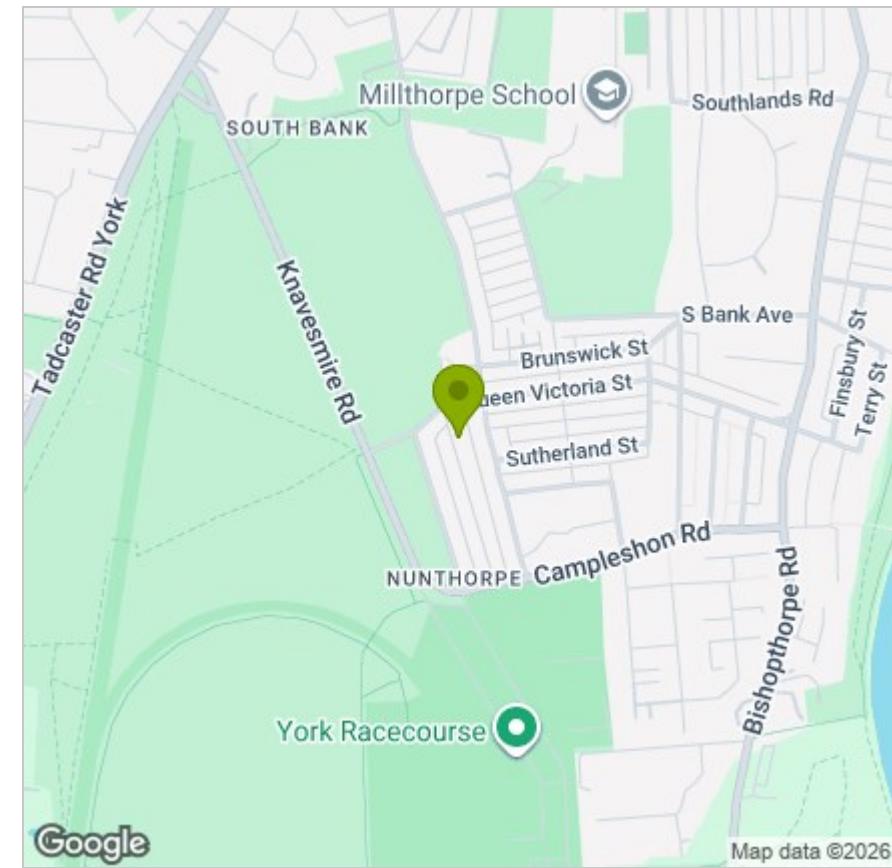


TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

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 appliances shown 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	87
(81-91)	B	
(69-80)	C	68
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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