



35 Cromer Street  
York, YO30 6DQ  
Guide Price £285,000



**NO ONWARD CHAIN!** An impressive two bedroomed period terrace house with additional loft room, located in this popular residential area off Burton Stone Lane and close to York's historic city centre with easy access to the Railway station and outer ring road. This well presented property benefits from uPVC double glazing and gas central heating and is ready to view. The property comprises; entrance vestibule, entrance hallway, lounge with bay window, dining room, kitchen, utility, first floor galleried landing, two first floor double bedrooms, good sized three piece house bathroom and 12ft loft space. To the outside is a gated front forecourt and rear walled courtyard. An accompanied viewing is strongly recommended.

### Entrance Vestibule

uPVC entrance door, glazed panelled door to;

### Entrance Hallway

Laminate flooring, double panelled radiator, carpeted stairs to first floor

### Lounge

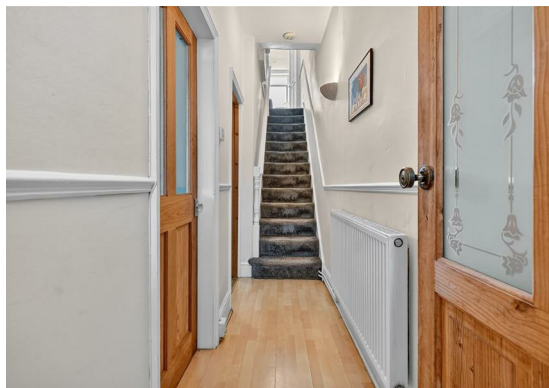
uPVC bay window to front, ceiling rose, coving, dado rail, fire with surround, timber floorboards, TV and power points, double panelled radiator

### Dining Room

uPVC window to rear, fire with surround, double panelled radiator, vinyl tiled flooring, power points, storage cupboards

### Kitchen

Fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, built-in oven and hob, integrated microwave, space and plumbing for further appliances, vinyl tiled flooring, power points, recessed spotlights







### Utility Room

uPVC double glazing and door to Courtyard, wall and base units, stainless steel sink with draining board and mixer tap, vinyl flooring, plumbing and power for washing machine

### Galleried Landing

Carpeted flooring, storage cupboard, staircase to loft room, power points

### Bedroom 1

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

### Bedroom 2

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

### Bathroom

Opaque uPVC window to rear, panelled bath with electric shower over, low level WC, wash hand basin, storage cupboard, double panelled radiator, recessed spotlights, wooden flooring

### Loft Room

Velux window, carpeted flooring, eaves storage, power points

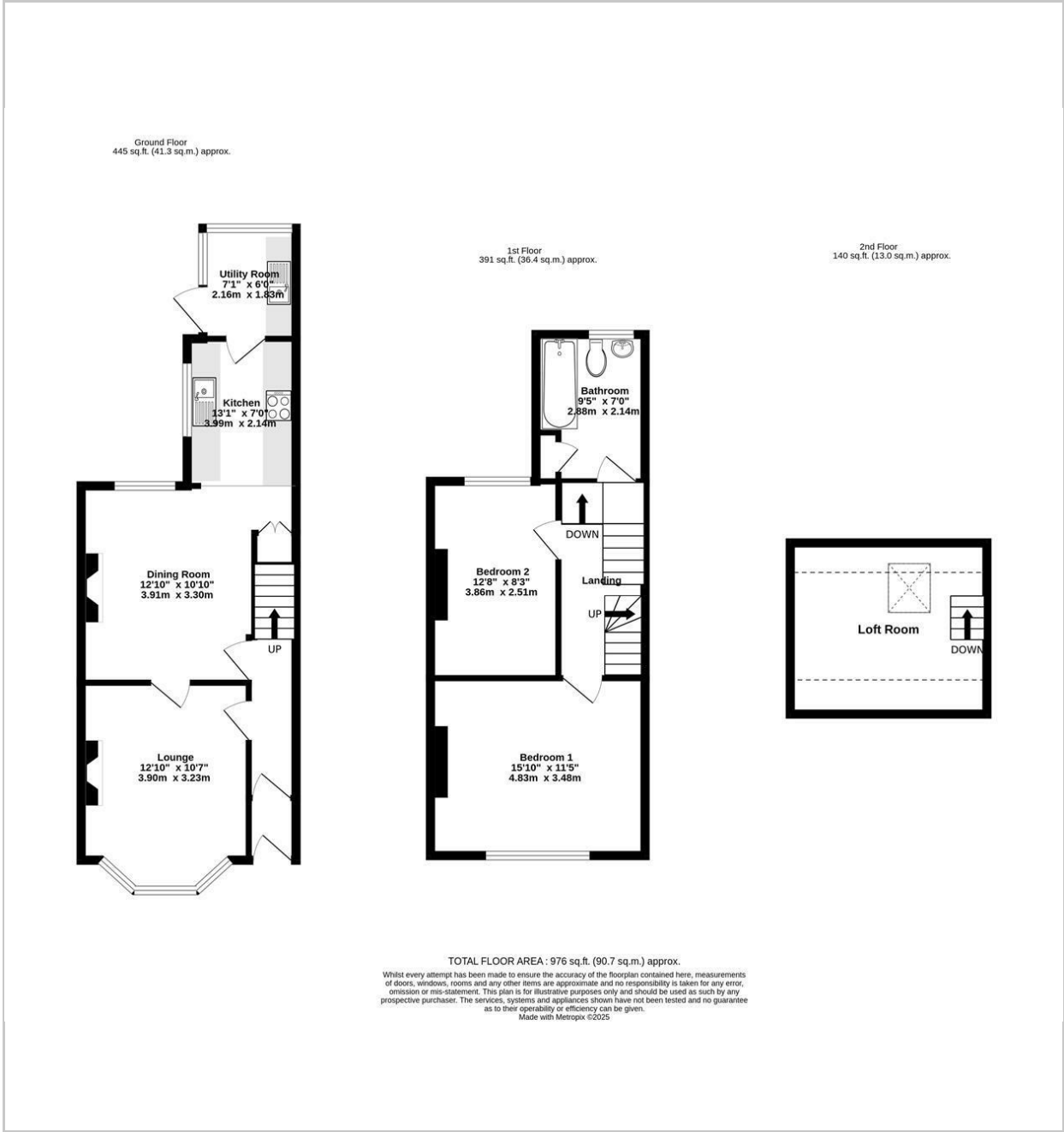
### Outside

Front forecourt, rear walled courtyard with raised borders, sitting areas, gate to service alley way

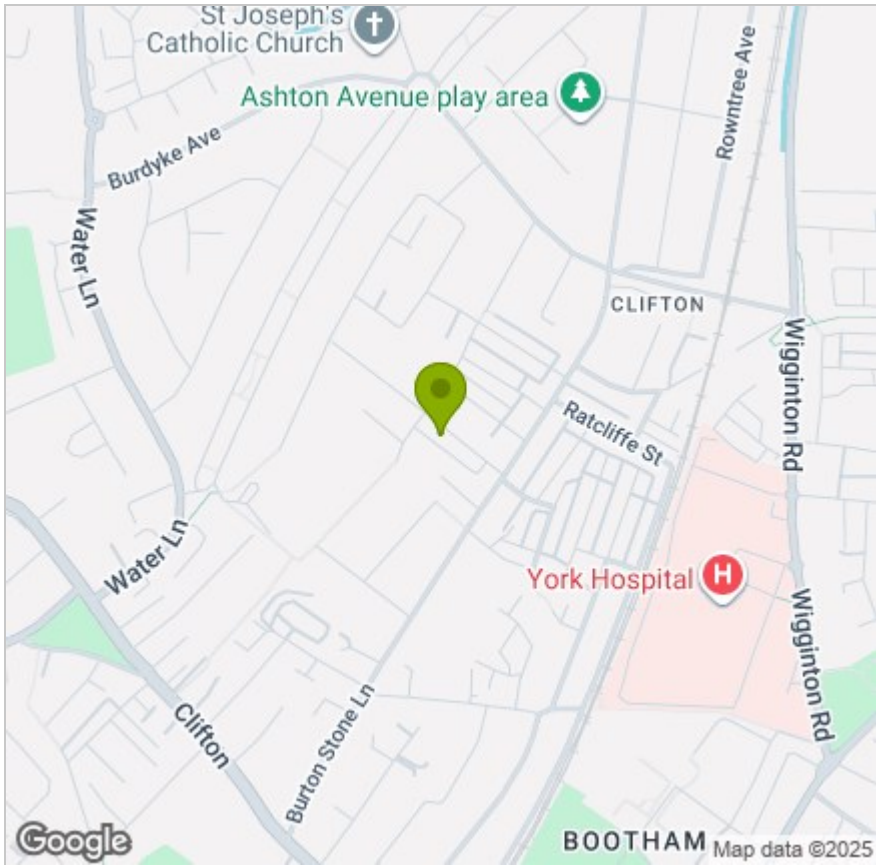




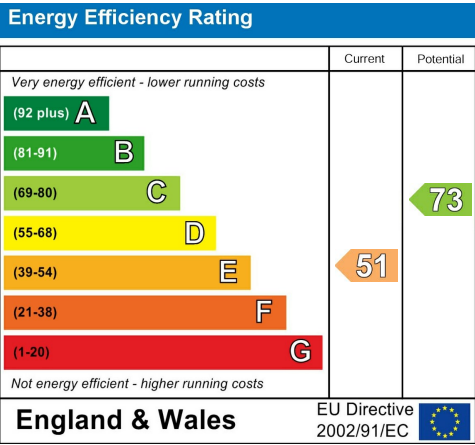
FLOOR PLAN



LOCATION



EPC



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