

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 rial, 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 stell 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 St Joseph's Catholic Church Ashton Avenue play area Burdyke Ave Ground Floor 445 sq.ft. (41.3 sq.m.) approx. Water 2nd Floor 140 sq.ft. (13.0 sq.m.) approx 1st Floor 391 sq.ft. (36.4 sq.m.) approx. CLIFTON Wigginton Rd Ratcliffe St Kitchen 0 13'1" x 7'0" 3.99m x 2.14m York Hospital Wigginton Rd Bedroom 2 12'8" x 8'3" 3.86m x 2.51m **Loft Room** BOOTHAM Map data @2025 Coogle Bedroom 1 15'10" x 11'5" 4.83m x 3.48m **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) 73 D (55-68) TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx. 51 Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, species and appliances shown have not been fested and no guarante as to their operatibility or efficiency; can be given. As to their operatibility or efficiency; can be given. (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales**

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