



10 Prices Lane
York, YO23 1AL
£425,000

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A characterful two bedroom period end terrace house with additional loft room overlooking York's historic city walls. Moments away from York city centre, Rowntree Park and Bishopthorpe Road as well as popular amenities. This property is finished to a very good standard with period features and generous space. The property is run as a successful holiday rental and would be equally suitable as a residential home. Internally, it comprises: entrance vestibule, entrance hallway, lounge with bay window with original shutters, dining room, fitted kitchen, utility with double doors to courtyard, w.c./cloaks, first floor landing, two first floor double bedrooms, both with en-suite w.c.'s and additional second floor loft room with eaves storage.

To the outside is a traditional front forecourt, whilst to the rear there is a courtyard garden with gate to adjacent green space.

An accompanied viewing is strongly recommended.

Entrance Vestibule

Entrance door, double panelled radiator, laminate flooring, door to

Entrance Hallway

Carpeted stairs to first floor, exposed timber floorboards

Lounge

12'5" x 10'6" (3.78m x 3.20m)

Slide sash bay window to front with original shutters, fire with surround, timber floorboards, double panelled radiator, power points

Dining Room

15'10" x 14'2" (4.83m x 4.32m)

uPVC French doors to courtyard, timber floorboards, double panelled radiator, power points, coving

Kitchen

14'1" x 6' (4.29m x 1.83m)

Two uPVC windows to side, fitted wall and base units with counter top, sink and draining board, with mixer tap, five ring gas hob, space and plumbing for appliances, double panelled radiator, power points, vinyl flooring

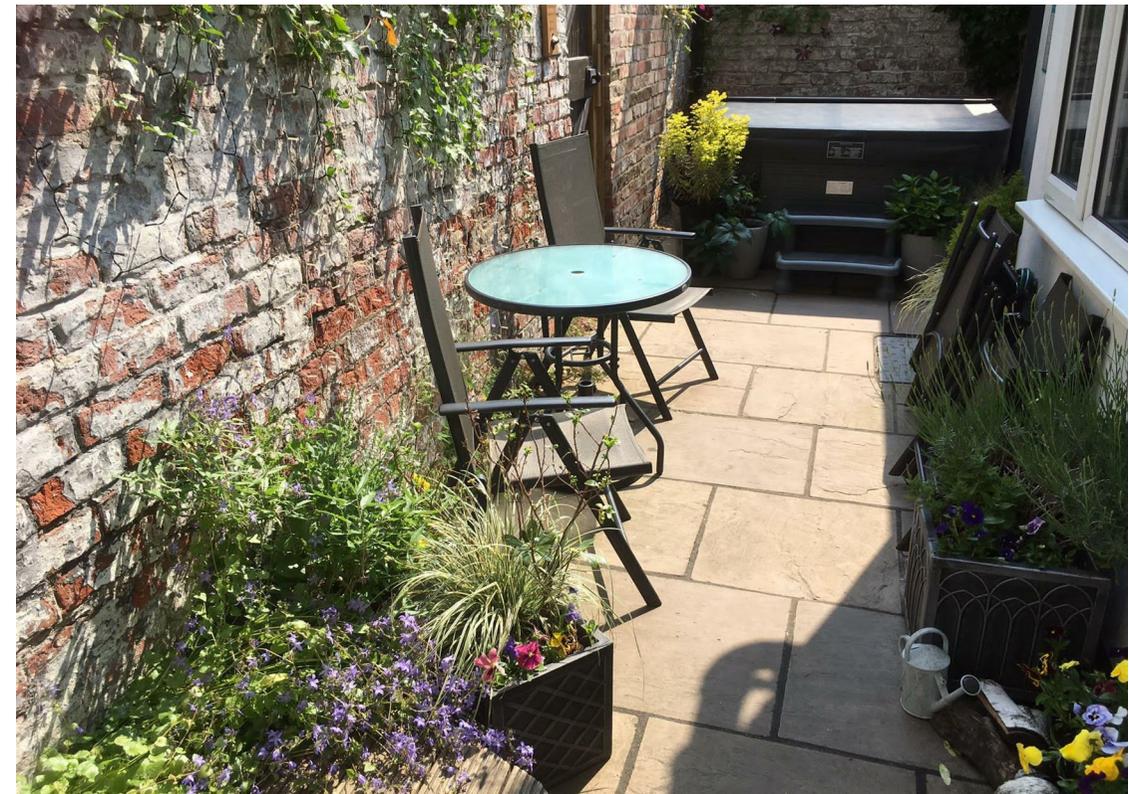
Utility

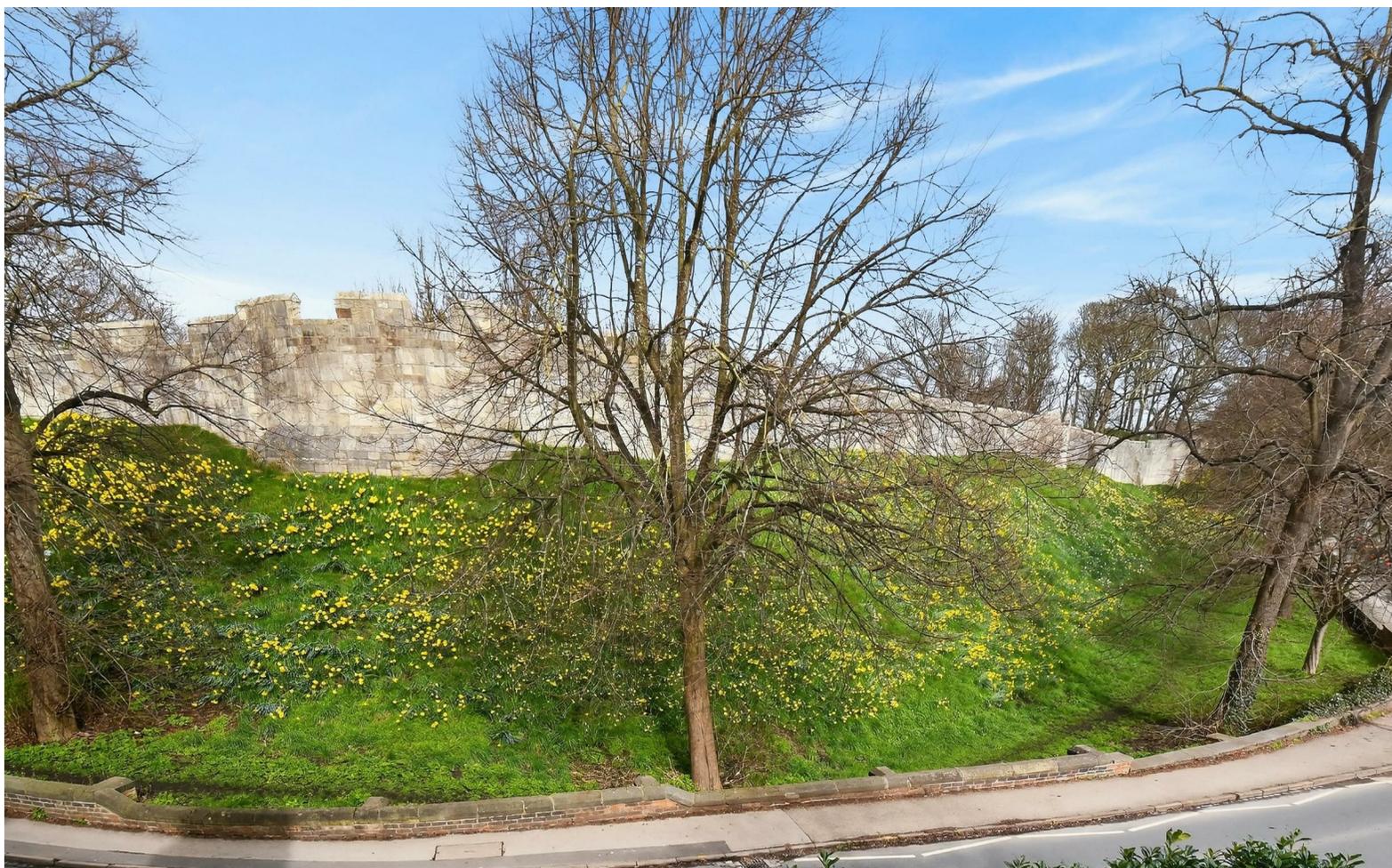
7'1" x 5'1" (2.16m x 1.55m)

uPVC double galvald French windows to courtyard, wall and base units, space and plumbing for appliances, vinyl flooring, power points

Cloaks/WC

Window to side, pedestal wash hand basin, low level w.c., vinyl flooring, towel radiator





First Floor Landing

Carpeted floors, power points door to

Bedroom 1

14'2" x 8'7" (4.32m x 2.62m)

Two uPVC windows to front overlooking the City walls, double panelled radiator, carpets, power points

En-suite

Window to side, low level w.c., pedestal wash hand basin, towel radiator, vinyl flooring

Bedroom 2

10' x 9'4" (3.05m x 2.84m)

uPVC window to rear, double panelled radiator, fitted wardrobes, carpets, power points

En-suite

Window to side, low level w.c., pedestal wash hand basin, towel radiator, vinyl flooring

Bathroom

14'3" x 6' (4.34m x 1.83m)

Opaque window to side, panelled bath, walk in shower, low level w.c., pedestal wash hand basin, double panelled radiator, tiled flooring, extractor fan cupboard housing gas combination boiler

Loft Room

13'5" x 12'7" (4.09m x 3.84m)

Window to side, two Velux windows to rear, eaves storage, double panelled radiator, carpets and power points

To the outside

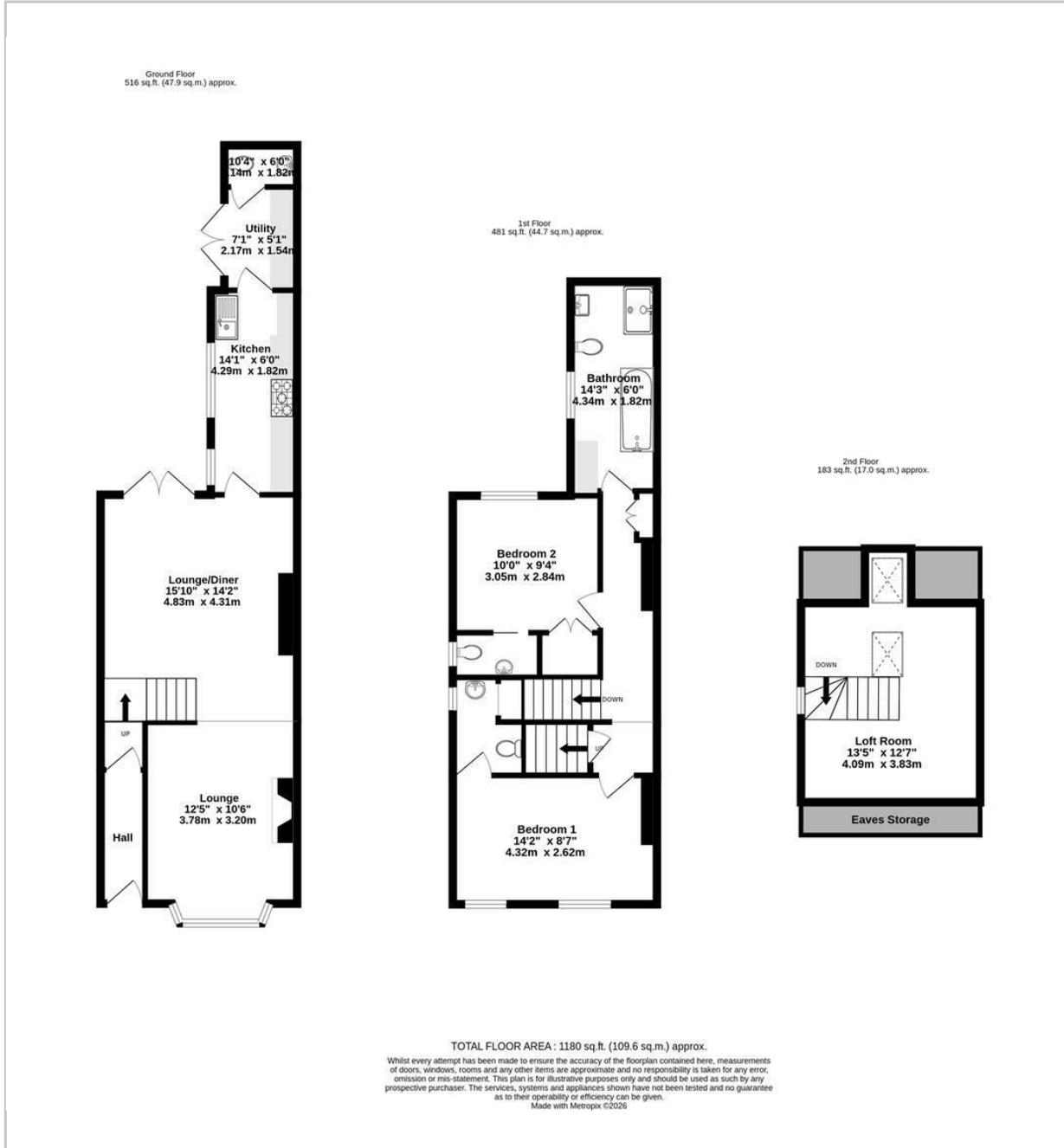
Traditional front forecourt, rear walled courtyard with paved areas and gate to green space.

Agents note:

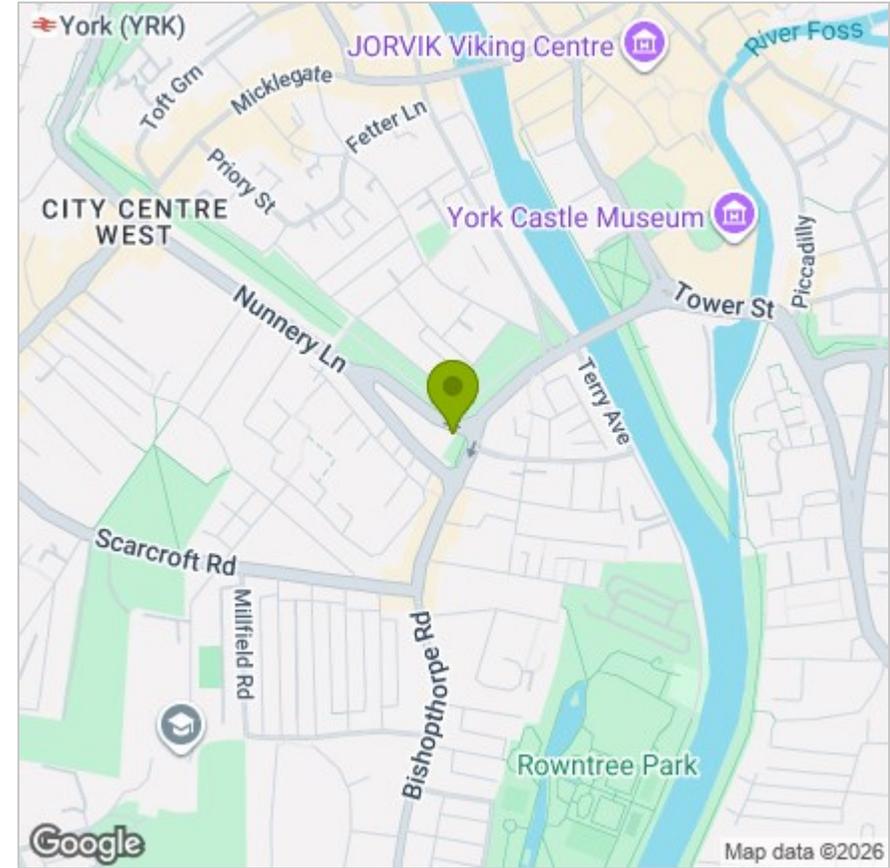
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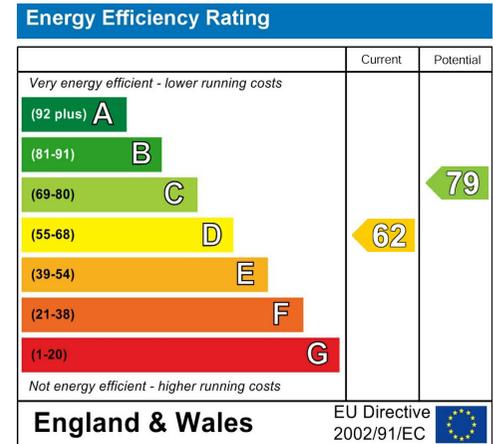
FLOOR PLAN



LOCATION



EPC



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