

AVAILABLE MIDDLE OF JULY

This well presented forecourted two bedroom townhouse is located within a short walk of the city centre, exceptionally close to St Johns University and York Hospital and close to all local amenities.

The property comprises an entrance hallway, its own private garage for storage only.

On the first floor is the lounge/dining room and kitchen with fridge/freezer and oven/cooker. As you proceed up the stairs you are greeted by two well proportioned double bedrooms and separate bathroom and toilet.

Council tax - B EPC - C

Garage

15'1" x 7'11" (4.62m x 2.42m)

Entrance hallway

Stairs leading to;

Lounge/Dining Room 20'11" x 9'5" (6.39m x 2.88m)

Kitchen

5'6" x 8'0" (1.69m x 2.45m)

Stairs leading to;

Bedroom 1

11'6" x 9'4" (3.51m x 2.87m)

Bedroom 2

9'4" x 7'8" (2.86m x 2.34m)

Bathroom

6'2" x 5'7" (1.89m x 1.71m)

WC

5'6" x 3'0" (1.70m x 0.92m)



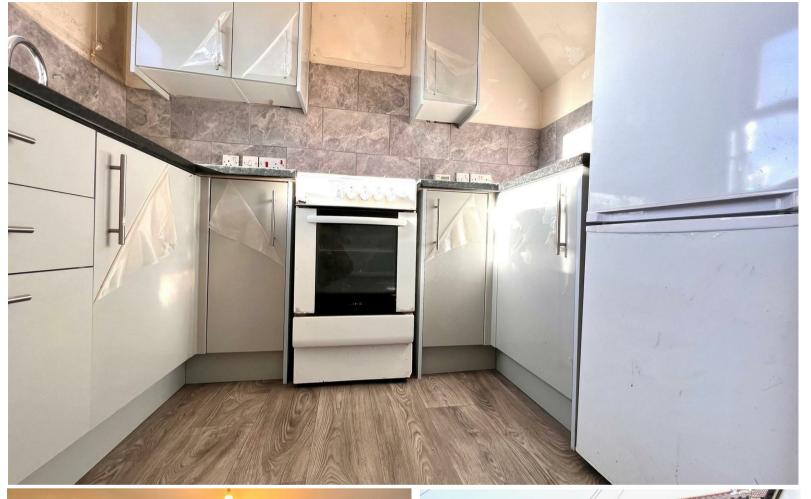
















LOCATION FLOOR PLAN Ratcliffe St Huntington Rd York Hospital Wigginton Ground Floor 164 sq.ft. (15.3 sq.m.) approx 2nd Floor 312 sq.ft. (29.0 sq.m.) approx 1st Floor 358 sq.ft. (33.3 sq.m.) approx. Park Grove BOOTHAM The Foss Fairy Trail Google St Mary's Abbey T York Minster Map data @2025 **Energy Efficiency Rating** TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx. Potential Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of does, windows, rooms and any other times are approximate and no reapportability is taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. Very energy efficient - lower running costs **EPC** (92 plus) A 70 69 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 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 firms employment has the authority to make or give any representation or warranty in respect of the property.