



22 Fenwick Street (For Sale)

York, YO23 1JR

Guide Price £325,000



NO FORWARD CHAIN - SOUTH FACING COURTYARD - INTEGRAL GARAGE WITH ELECTRIC DOOR. A modern two bedroom, two bathroom town house tucked away in this quiet residential street moments from Bishopthorpe Road shopping parade and just a short walk to Rowntree Park, York city centre and the railway station. Built in 2011 this well thought-out property already has an EPC rating of C and benefits from a Mitsubishi air source heat pump, underfloor heating and triple glazing throughout. The bright and airy living accommodation comprises entrance hallway with useful study area, cloaks/WC, 16ft open plan living kitchen with full range of modern fitted appliances and floor to ceiling glazing overlooking the courtyard, first floor landing, two spacious double bedrooms both with en-suites. The integral garage offers off street parking but also has the potential for conversion to make an extra internal room (subject to planning permission). To the outside is an ample paved front forecourt for a small vehicle to be parked, whilst to the rear is a 12ft south facing courtyard with brick boundary wall. An internal viewing of this impressive property is strongly recommended.

Entrance Hall/Study

Entrance door, window to front, power points, fitted units, door to garage. Engineered Oak flooring with under floor heating.

Cloaks/WC

Wash hand basin, low level WC.

Living/Dining Kitchen

Fitted wall and base units with counter top, sink and drainer with mixer tap, induction hob, integrated fridge freezer, dishwasher and washer dryer, floor to ceiling glazing opening to courtyard, TV point, power points, stairs to first floor. Engineered Oak flooring with under floor heating.





First Floor Landing

Window to side, storage cupboards and access to loft via drop down ladder. Carpet. Doors to;

Bedroom 1

Three windows to front, power points. Carpet with under floor heating.

En-Suite

Panelled bath, wash hand basin, low level WC.

Bedroom 2

Window to rear, two velux's, power points. Carpet with under floor heating.

Bathroom

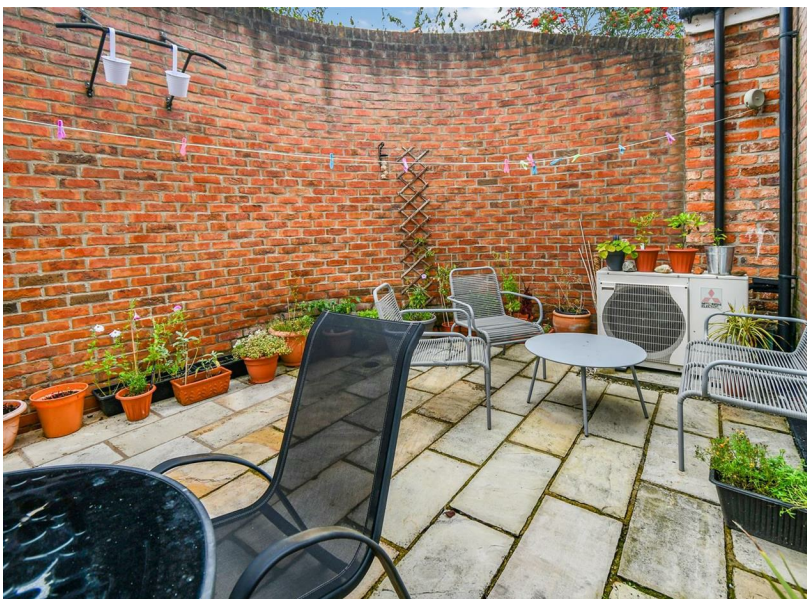
Walk in shower cubicle, wash hand basin, low level WC, storage cupboard housing cylinder.

Outside

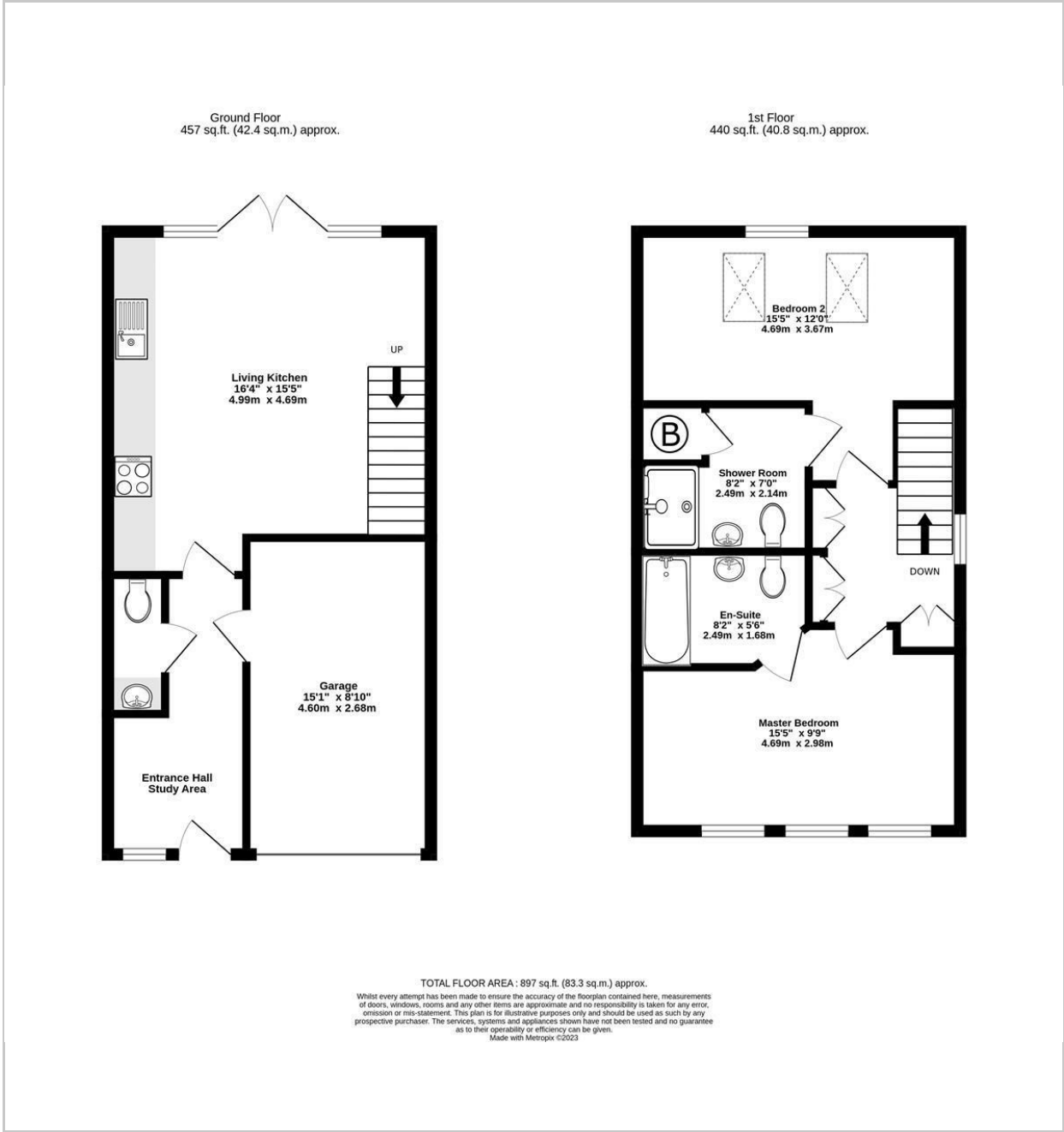
Front paved forecourt. 12ft x 16ft rear walled courtyard with paving and storage area.

Integral Garage

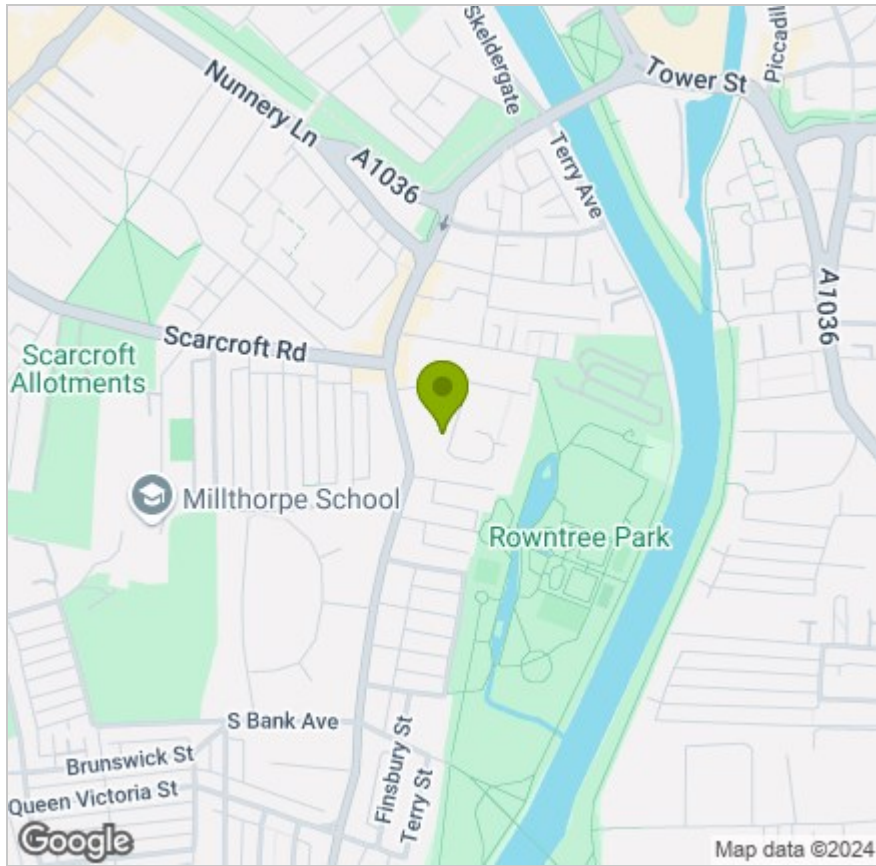
Electric roller door, power and lighting. Door on to hallway.



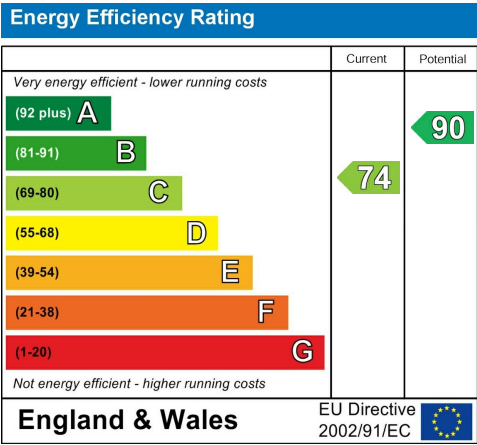
FLOOR PLAN



LOCATION



EPC



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