

A TRADITIONAL STYLE 3 BEDROOM SEMI DETACHED HOUSE SET IN THIS HIGHLY SOUGHT AFTER STREET WITHIN EASY WALKING DISTANCE OF THE CITY CENTRE. The property is in need of refurbishment but provides spacious accommodation with potential for extensions. The accommodation comprises entrance hall, lounge, dining room with french doors to garden and opening to a good sized kitchen, landing, 3 good sized bedrooms, bathroom (no fittings). Front garden with driveway. Lawned rear garden



















## **LOCATION FLOOR PLAN** Tower S. A1036 A1036 A1036 Kent St C/ementhorpe 1st Floor 477 sq.ft. (44.3 sq.m.) approx. Ground Floor 497 sq.ft. (46.2 sq.m.) approx. Vine St 60 Bishopthorpe Rd Bathroom 7'8" x 6'10" 2.34m x 2.09m Rowntree Park Lounge 12'8" x 11'0" 3.86m x 3.35m Hartoft St Famdale St Kilburn Rd Alma Terrace Frances St Ambrose St 5 Terry St Fulford Rd Bedroom 13'5" x 11'0" 4.09m x 3.35m Dining Room 13'5" x 11'0" 4.09m x 3.35m Kitchen 10'8" x 7'8" 3.25m x 2.34m Coogle Map data @2022 **Energy Efficiency Rating** Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx. (69-80) While every attempt has been made to essure the accuracy of the Boorplan contained ever, measurement of droots will only, normal suit every every contained to the Boorplan contained every measurement of droots will only to great any every every ministen or ministened to the statement. This plan is for illustrating surprises only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. (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.