



\*AVAILABLE MID JUNE\*

This beautifully presented three bedroom terraced house is located within close proximity of the city centre, York University, York hospital and is close to a host of local amenities. The property comprises a fore-courted entrance which leads onto the entrance hallway opening up to the bright lounge with feature fireplace and bay window.

The second reception room overlooks the paved courtyard and leads onto the kitchen with integrated oven and hob and white goods including washing machine and fridge/freezer and downstairs WC.

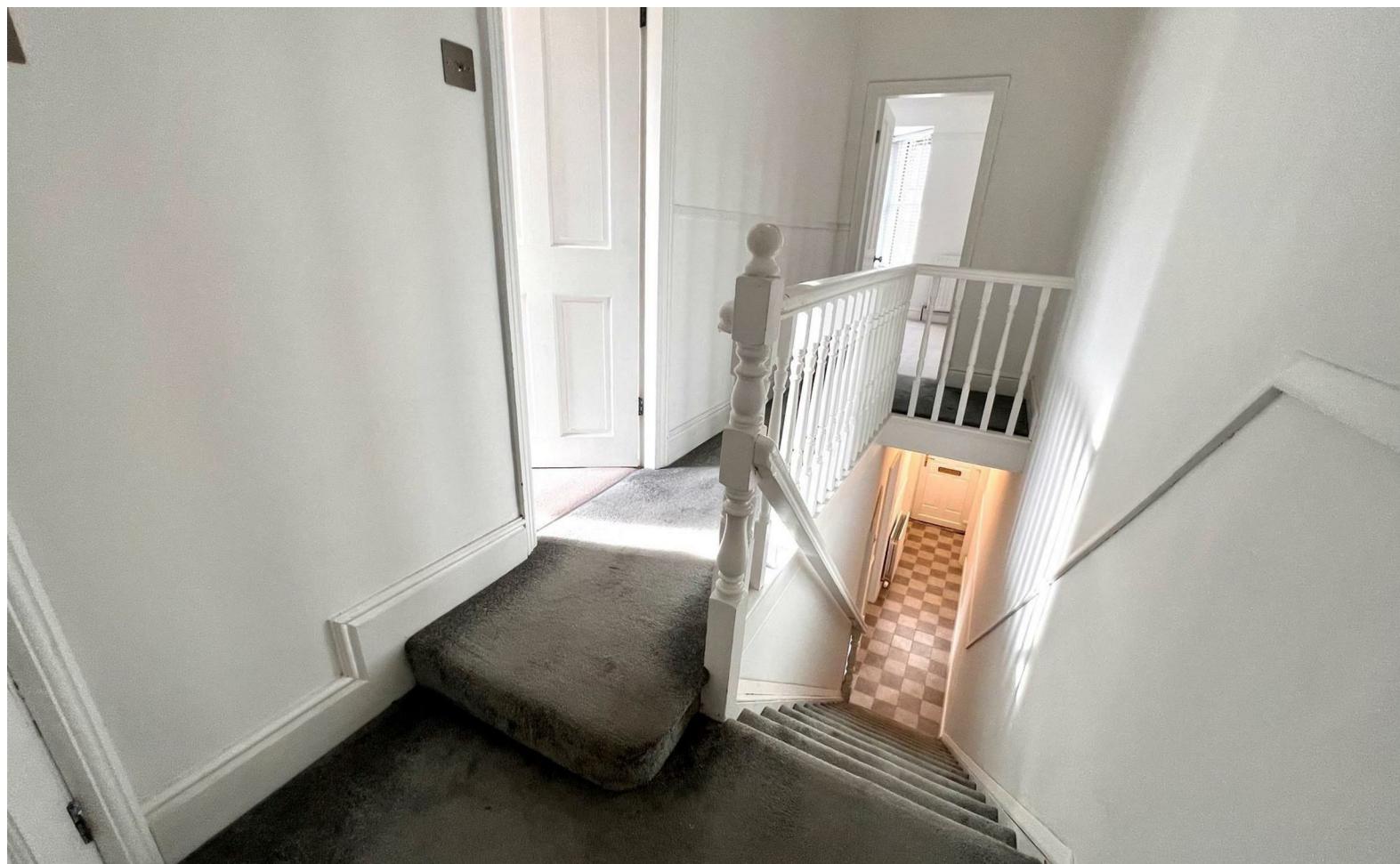
As you proceed upstairs, you will find three, spacious bedrooms with feature fireplaces and a modernised bathroom with walk-in shower and heated towel rail.

Sorry no pets or smokers.

EPC Rating D

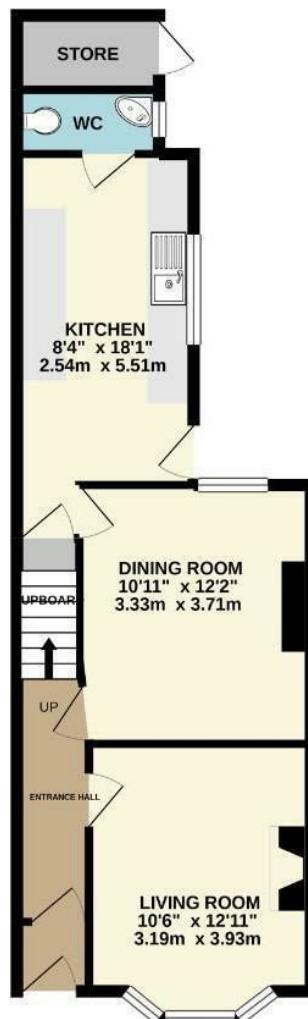
Council Tax Band 'B'.





## FLOOR PLAN

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

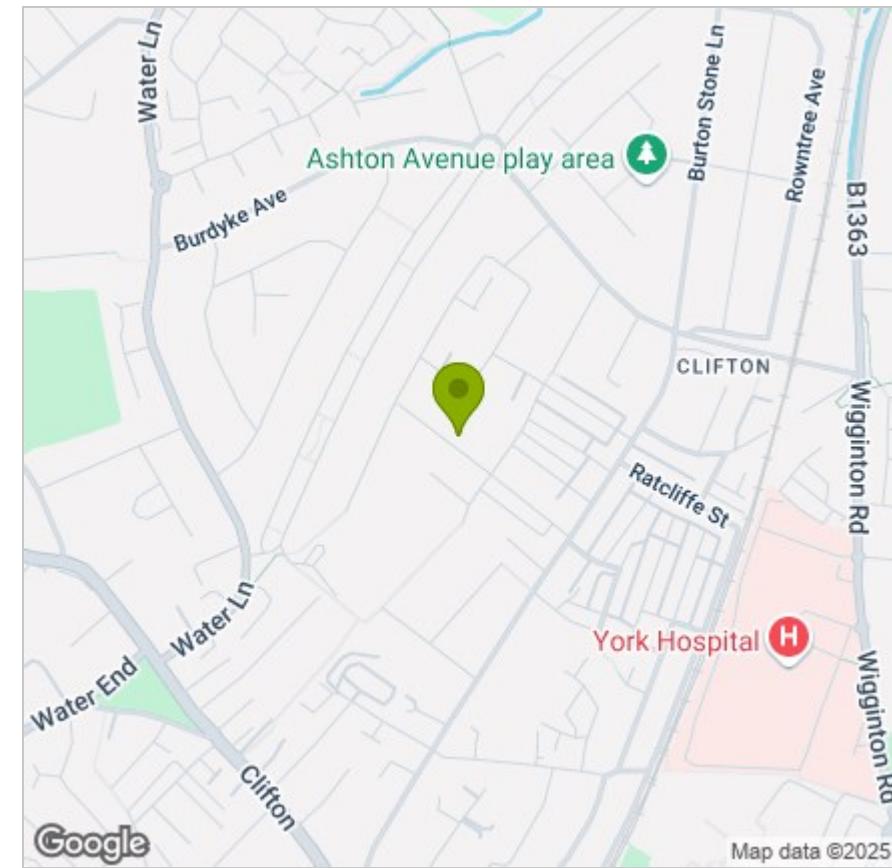


FIRST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrigraph 2.0.22

## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	65
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.