



10 Ovington Terrace
York, YO23 1DJ

Price Guide £270,000

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NO FORWARD CHAIN!! HIGHLY SOUGHT AFTER AREA!! We as Agents are delighted to have the pleasure to offer to the market this spacious 3 bedroom end of terrace home nestled in a fabulous position overlooking playing fields. The property has been fully refurbished to a high standard by the current owner including having the benefit of a new roof, uPVC double glazing, gas central heating and a fantastic second floor master bedroom with en-suite. The property briefly comprises entrance hall, open plan living/dining room, kitchen with fitted units and access to the rear courtyard garden, good size family bathroom, first floor galleried landing with double bedroom, single bedroom and handy WC whilst a further set of carpeted stairs lead to the second floor and the master bedroom with en-suite. Externally the property boasts a good size courtyard garden with brick built outbuilding. An early viewing is highly recommended!

Entrance Hall

Double panelled radiator, power points. Carpet.

Open Plan Living/Dining Room

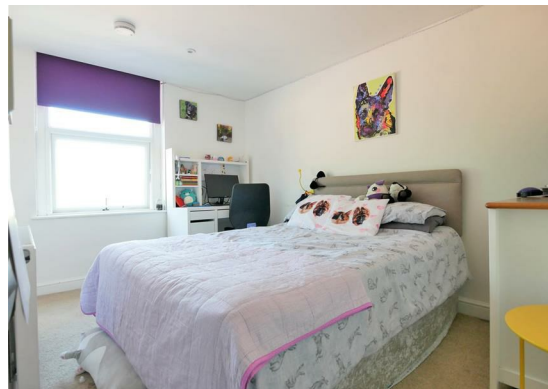
uPVC double glazed window to side, feature round stained glass window, two vertical radiators, TV point, power points. Carpet.

Kitchen

Range of fitted wall mounted and base units comprising integrated eye level oven and grill, 4 ring gas hob with extractor above, plumbing for washing machine, uPVC double glazed window to side and door on to courtyard, double panelled radiator, power points. Tiled flooring.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, chrome towel/radiator, uPVC double glazed window to side. Tiled flooring.





First Floor Landing

uPVC double glazed windows to front and rear, double panelled radiator, power points, staircase to second floor. Carpet.

Bedroom 2

uPVC double glazed window to front, double panelled radiator, power points, storage cupboard. Carpet.

Bedroom 3

uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Separate WC

Vanity unit housing hand wash basin, low level WC, extractor fan. Tiled flooring.

Second Floor Landing

Storage cupboard. Carpet.

Bedroom 1

Two velux windows to rear and further uPVC double glazed window to front, two double panelled radiators, power points, under eaves storage cupboards. Carpet.

En-Suite

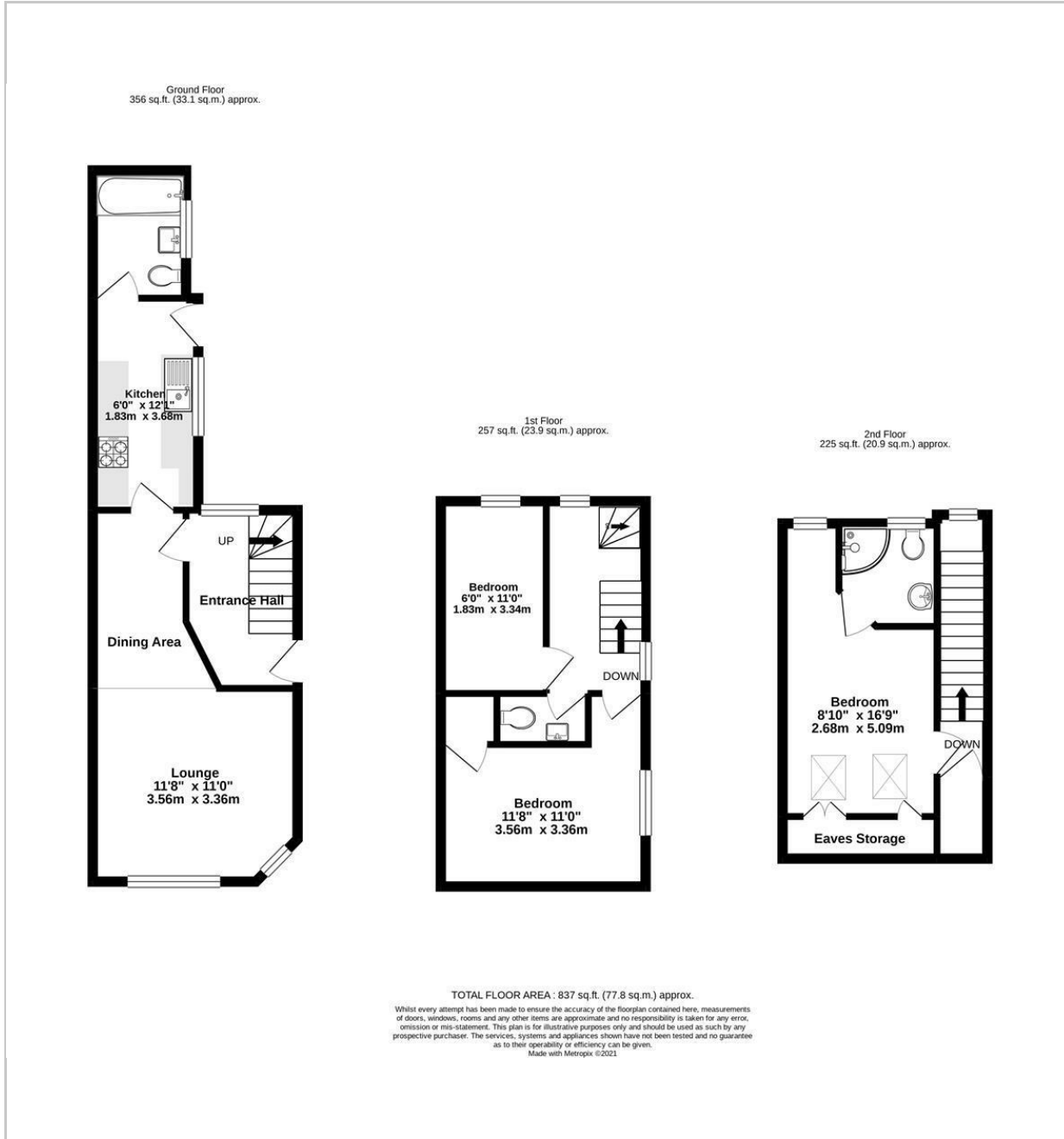
uPVC double glazed window to rear, walk in shower cubicle, wash hand basin, low level WC, part tiled walls. Tiled flooring.

Outside

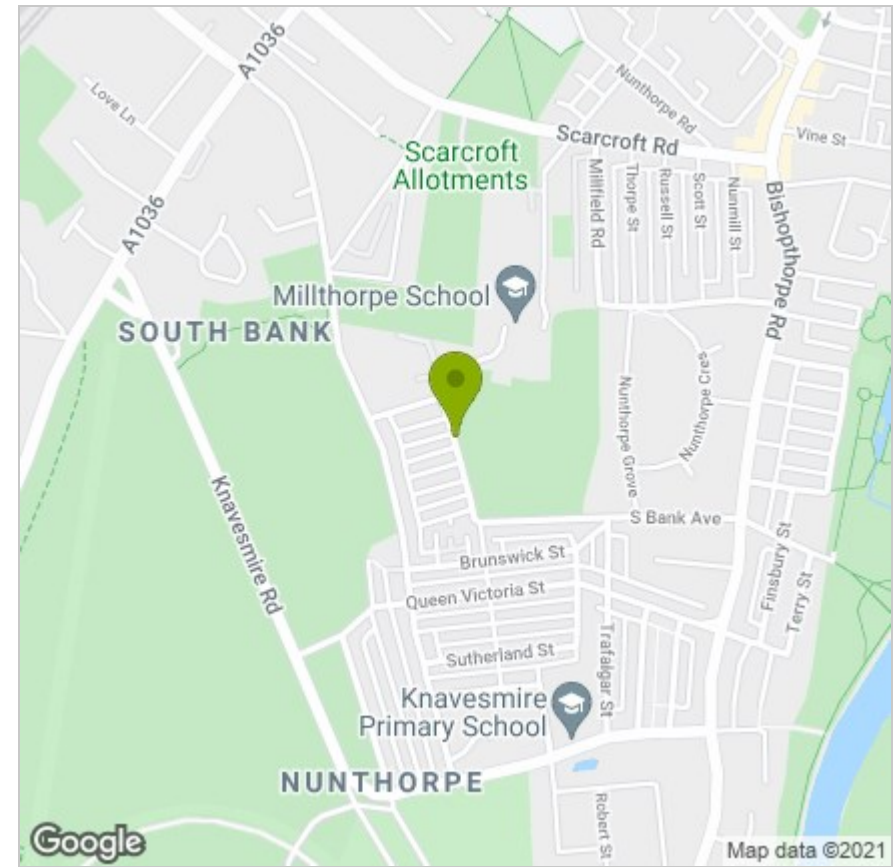
Good size paved courtyard garden with outside electrics, gate to service alley and spacious brick built outbuilding with electrics.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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