



47 Farndale Street
York, YO10 4BR
Guide Price £339,000

A superb characterful three bedroom three storey period house located on this quiet residential street close to the city centre in the sought after Fishergate area of York, close to the River Ouse and many popular shops and amenities as well as within catchment of Fulford Secondary School. Benefiting from a south facing rear courtyard with no onward chain, the bright and airy living accommodation comprises; lounge with original fireplace, dining kitchen, first flooring landing, two first floor double bedrooms, three piece bathroom suite, second floor bedroom with shower en-suite and fitted storage. To the outside is a shared side alleyway providing access to a south facing rear walled courtyard with two brick stores with power, plumbing and lighting. An accompanied viewing of this impressive property is highly recommended.

Lounge

Entrance door, slide sash double glazed timber framed window to front, period fireplace, exposed timber floorboards, coving, cupboard, TV and power points

Inner Hallway

Understairs cupboard, laminate flooring

Dining/Kitchen

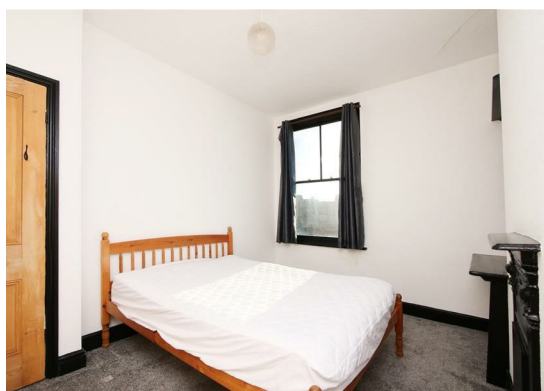
uPVC window to rear, door to courtyard, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, single panelled radiator, space and plumbing for appliances, laminate flooring, power points, pantry, stairs to first floor

First Floor Landing

Carpeted stairs, stairs to second floor, door to;

Bedroom 1

Slide sash window to rear, period fireplace, carpeted flooring, single panelled radiator, fitted wardrobes, power points





Bedroom 2

Slide sash window to front, period fireplace, fitted cupboards, carpeted flooring, single panelled radiator, power points

Bathroom

Opaque window to rear, panelled bath with mixer shower head over, low level WC, wash hand basin, laminate flooring, single panelled radiator, extractor fan, storage cupboard

Second Floor

Bedroom 3

uPVC window to rear, velux window to front, fitted wardrobes, carpeted flooring, double and single panelled radiators, eaves storage, power points

En-Suite

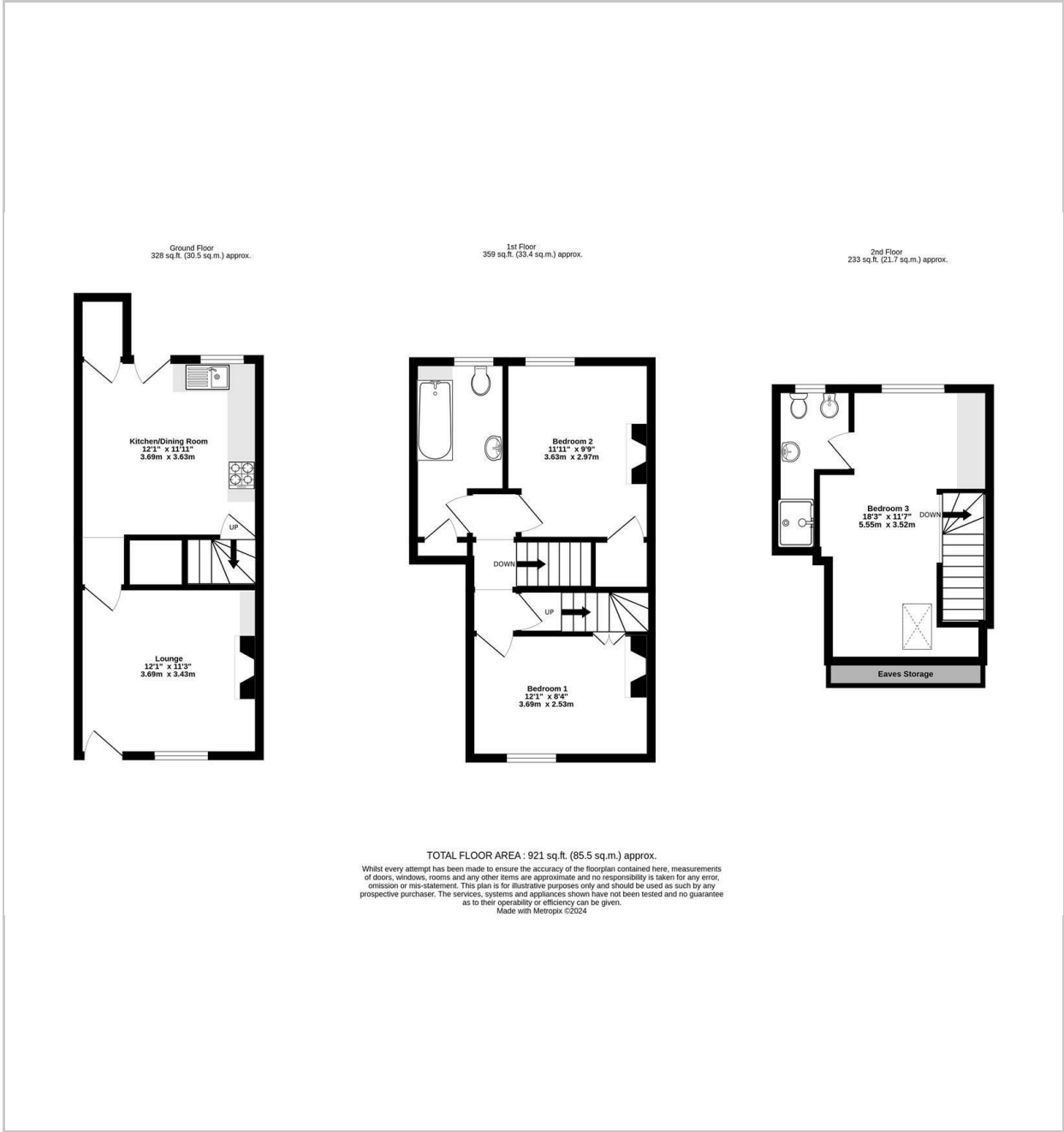
Walk-in tiled shower cubicle, low level WC, wash hand basin, bidet, timber window to rear, vinyl flooring.

Outside

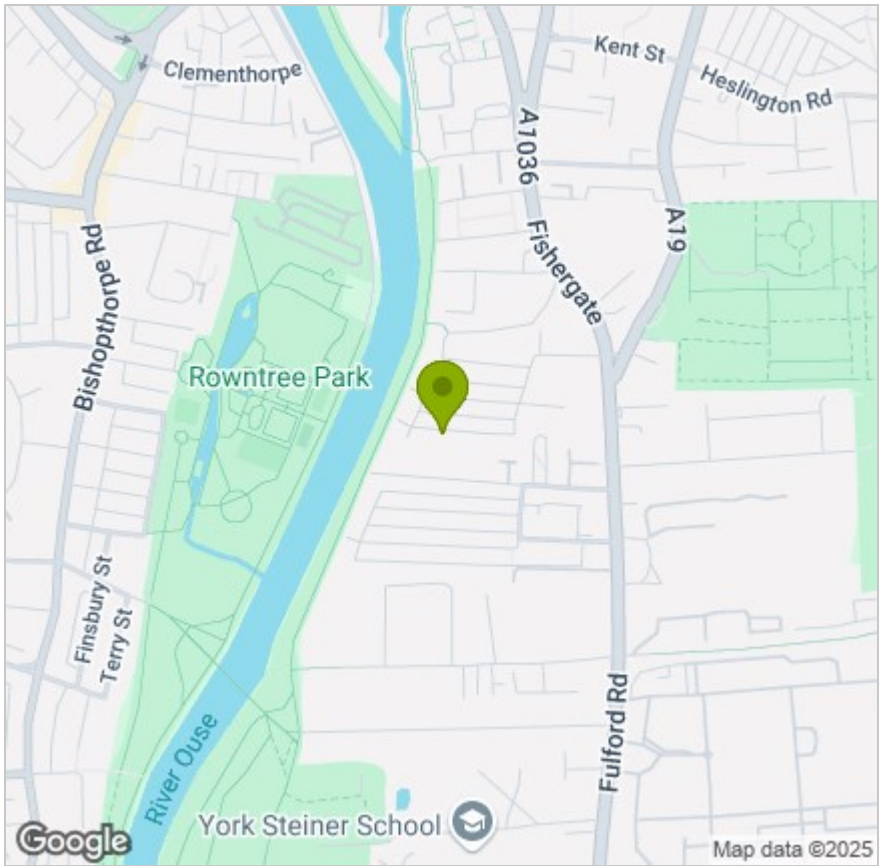
Gated shared alleyway, rear walled courtyard with borders, two brick stores one currently used as utility room, the other as storage with power and lighting



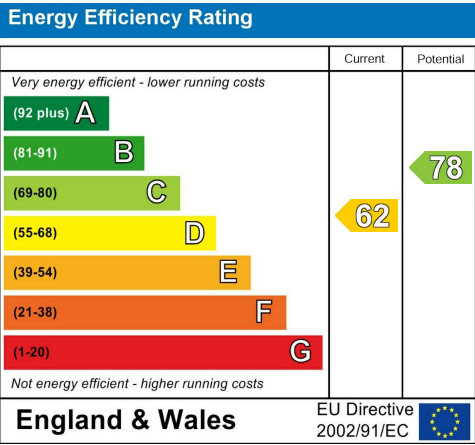
FLOOR PLAN



LOCATION



EPC



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