



47 Farndale Street

York, YO10 4BR

Guide Price £339,000

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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



### 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**

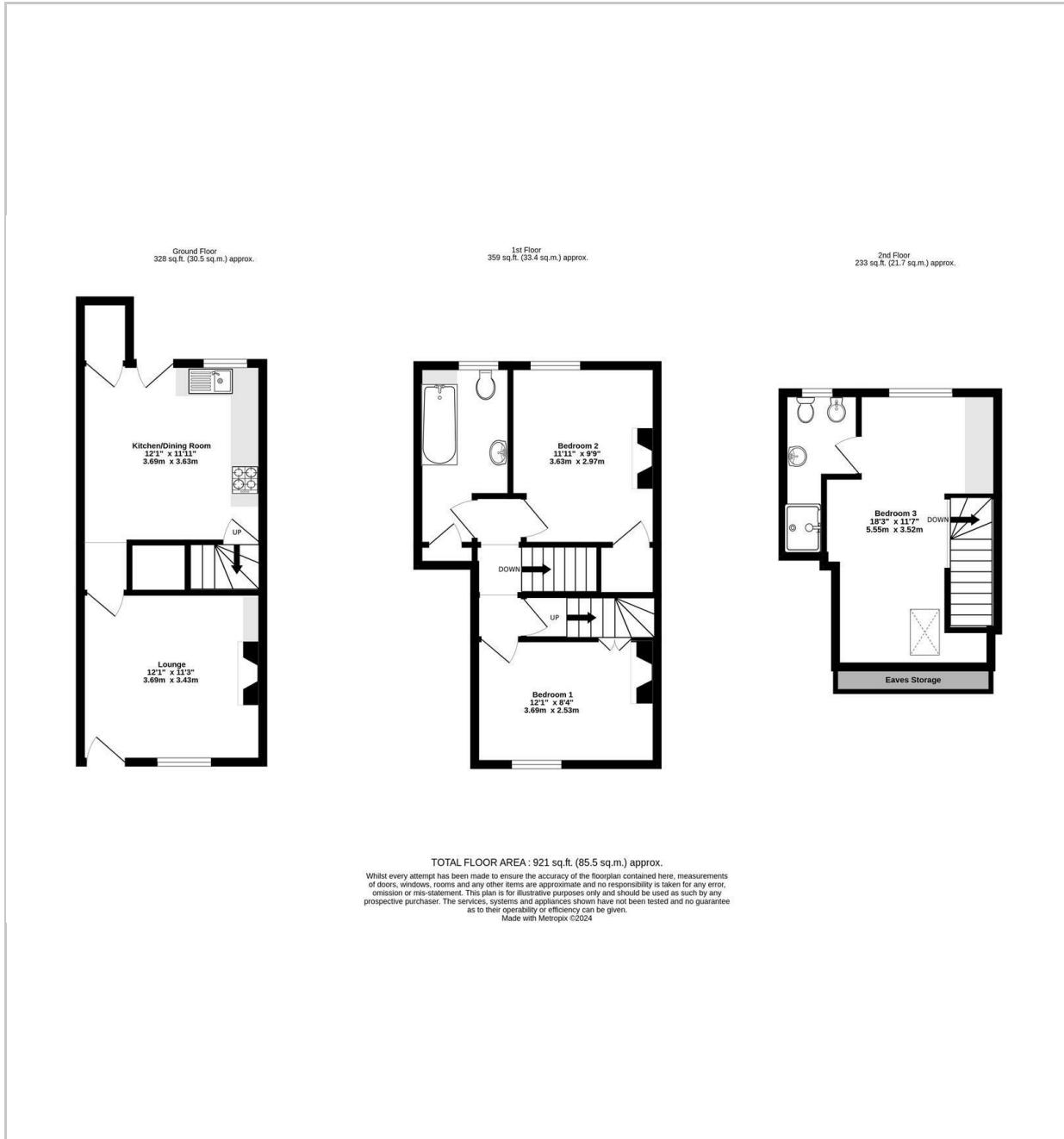
Walk-in tiled shower cubicle, low level WC, wash hand basin, bidet, timber window to rear, vinyl flooring.

#### **Outside**

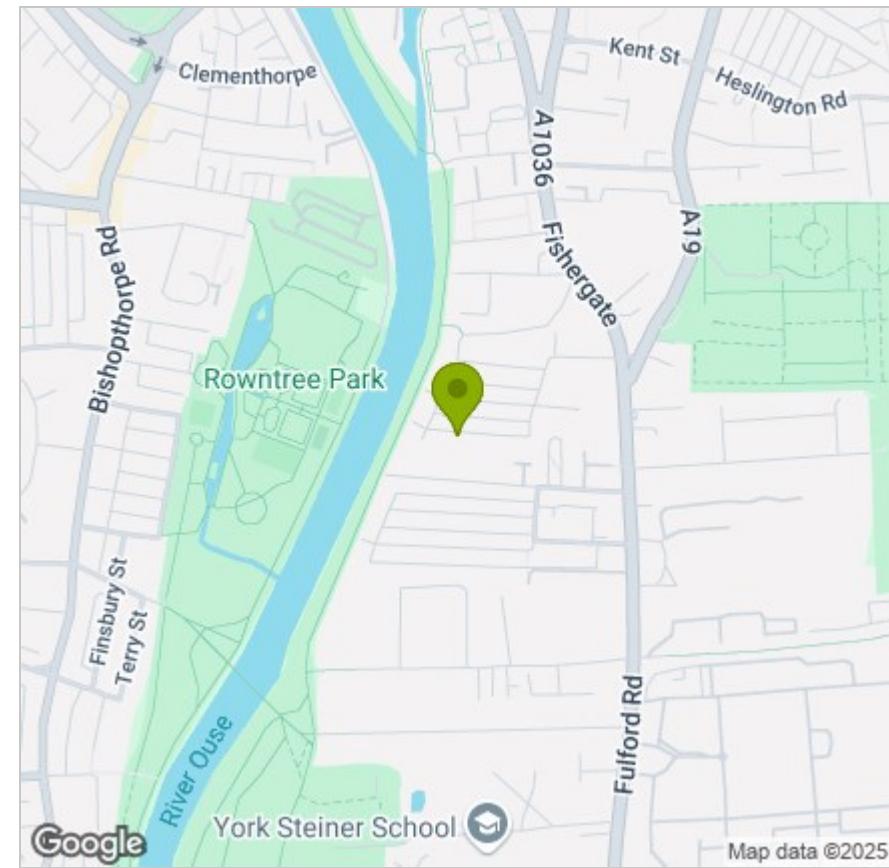
Gated shared alleyway, rear walled courtyard with borders, two brick stores one currently used as utility room, the other as storage with power and lighting



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	78
(69-80)	C	62
(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

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