

NO ONWARD CHAIN - Fabulous spacious two bed end terrace with self contained annex. Located on this guiet residential street, moments from York's historic city walls and convenient for York St. John University, the railway station as well as popular amenities and supermarkets. This period end of terrace house benefits from uPVC double glazing, gas central heating and modern three piece bathroom. The property is sure to appeal to a range of buyers looking for a central home for multigenerational living, somewhere to dump bikes and messy kit before heading into the main house or investment for professional or student lets. Internally it comprises lounge with feature fireplace, breakfast kitchen, first floor landing, two first floor bedrooms and bathroom. To the outside is a low maintenance rear courtyard with gate to shared alleyway. An accompanied viewing is highly recommended.

Lounge

12'4 x 11'5 (3.76m x 3.48m)

Entrance door, uPVC window to front, period fire with surround, single panelled radiator, TV point, power points. Carpet.

Breakfast Kitchen

11'6 x 8'9 (3.51m x 2.67m)

uPVC window to rear, fitted wall and base units with counter tops, stainless steel sink and draining board, space and plumbing for appliances, single panelled radiator, power points, pantry, understairs cupboard, door to courtyard. Tiled flooring.

First Floor Landing

Power points. Carpet.

Bedroom 1

12'4 x 8'9 (3.76m x 2.67m)

Window to front, period fireplace, storage cupboard, single panelled radiator, power points. Carpet.

















8'7 x 7'9 (2.62m x 2.36m)

Window to rear, single panelled radiator, power points. Carpet.

Bathroom

Opaque UPVC double glazed window to rear, panelled bathroom with mixer shower head over, wash hand basin, low level WC, tiled walls, single panelled radiator, recessed spotlights, extractor fan. Vinyl flooring.

Outside

Paved rear courtyard, fence boundary and gate to service alleyway.





FLOOR PLAN LOCATION York Hospital Ground Floor 1st Floor 292 sq.ft. (27.1 sq.m.) approx. 283 sq.ft. (26.3 sq.m.) approx. Park Grove BOOTHAM Clarence Fairy Trail (2 Bedroom 11'6" x 8'9" 3.51m x 2.67m Bathroom York Minster York Barley Hall CITY CENTRE Living Room 12'4" x 11'5" 3.77m x 3.49m Map data @2025 Bedroom **Energy Efficiency Rating** 3.76m x 2.67m Potential Very energy efficient - lower running costs **EPC** (92 plus) A 90 (69-80) 63 D (55-68) (39-54) TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx. White every attents has been made to ensure the accuracy of the floorplan constance, measurement of doors, another, commanding of the feet man is appropriate, and off any entry, and the control of the property of the command of the command of the commission 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. As to their operability or efficiency can be given. (21-38) G Not energy efficient - higher running costs

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EU Directive

2002/91/EC

England & Wales