



84 Sutherland Street  
York, YO23 1HQ  
Selling Price £270,000

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A SUPERB FIRST TIME PURCHASE. A larger than average 2 bedroom period mid terrace house in this sought after location close to the racecourse and within easy reach of the areas popular local amenities and the city centre. The property has the benefit of gas central heating (a new Ideal boiler was fitted two years ago) and double glazing and comprises entrance vestibule and hallway, lounge, separate dining room, modern fitted kitchen, bathroom with newly fitted white suite, landing, 2 double bedrooms. Walled rear courtyard.

### Entrance vestibule

Entrance door. Doors to

### Hall

Stairs to first floor. Doors to

### Lounge

13'7" x 12'1" (4.14m x 3.68m)

Window to front, ceiling cornicing

### Dining Room

10'6"x 8'7" (3.20mx 2.62m)

Window to rear, arched alcove with shelving. Door to

### Kitchen

10'6" x 7'2" (3.20m x 2.18m)

Modern fitted units comprising base and wall units, work surfaces, sink unit, plumbing for washing machine, window to side, door to rear yard. Door to

### Bathroom

Newly fitted white suite comprising panelled bath with shower over and shower screen, vanity unit housing wash hand basin and w.c., window to side

### Landing

Doors to

### Bedroom 1

12'1" x 10'6" (3.68m x 3.20m)

Double bedroom with window to front





## Bedroom 2

12'1" x 10'7" (3.68m x 3.23m)

Double bedroom with window to rear

## Outside

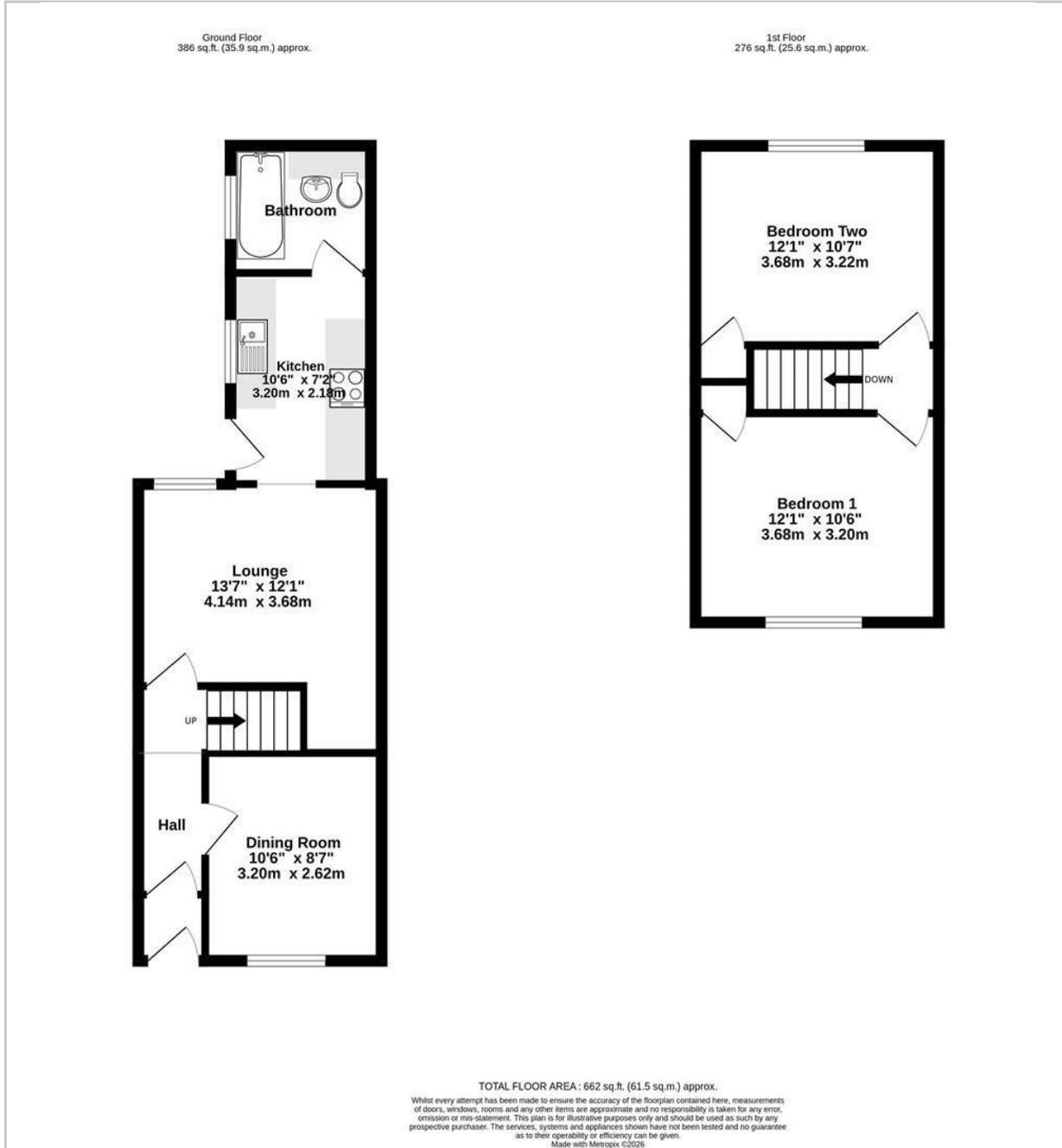
Walled rear courtyard with brick boundary wall and gate giving access to rear lane

## Agents Note

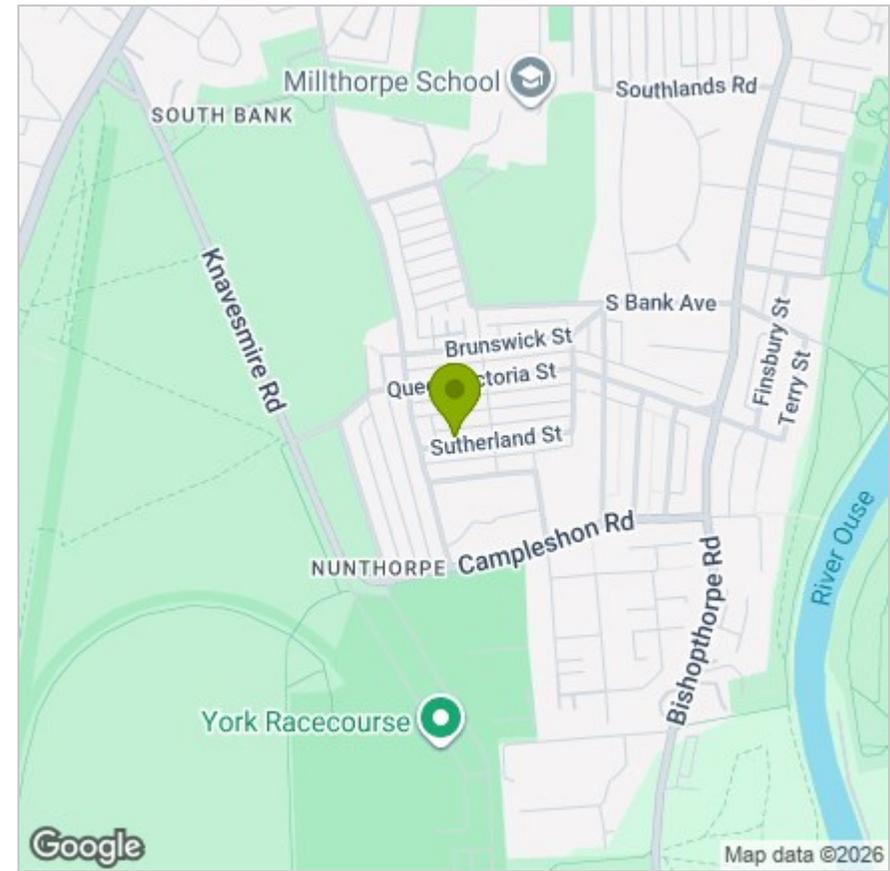
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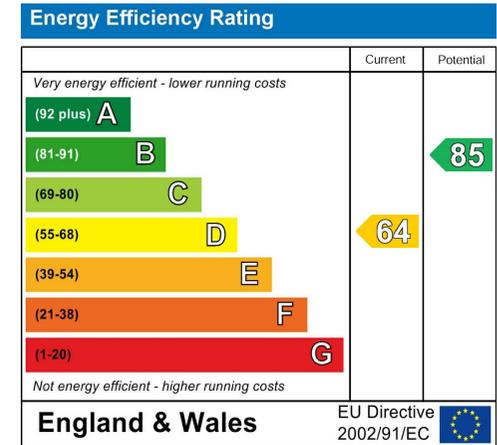
# FLOOR PLAN



# LOCATION



# EPC



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