



A superb extended two bedroom forecourted period mid town house set in one of York's most sought after locations close to the popular Bishopthorpe Road Shopping Parade and within easy walking distance of the Railway Station and into the City Centre. With spacious living accommodation benefitting from gas central heating and upvc double glazing the property comprises entrance hall, sitting room with original slate fireplace, superb large open plan living/dining kitchen with bifold doors to courtyard, utility area, landing, 2 bedrooms and bathroom/w.c. Good sized south facing walled rear courtyard. An internal viewing is recommended.

Hallway

Entrance door. Doors to;

Lounge

10'11" x 10'6" (3.33m x 3.22m)

Window to front, original slate fireplace

Living Kitchen

20'6" x 14'1" (6.27m x 4.30m)

Fabulous large open plan family space with sitting and dining areas with bifold doors to the courtyard, fully fitted kitchen opening to a utility area

Utility Room

9'4" x 4'7" (2.86m x 1.42m)

Landing

Doors to

Bedroom 1

14'6" x 12'9" (4.42m x 3.91m)

Window to front

Bedroom 2

10'8" x 7'6" (3.26m x 2.30m)

Window to rear

Bathroom

6'6" x 5'3" (1.99m x 1.61m)

Three piece suite in white comprising panelled bath, wash hand basin, w.c and window to rear





Outside

Front forecourt with brick boundary wall. Good sized south facing rear courtyard.

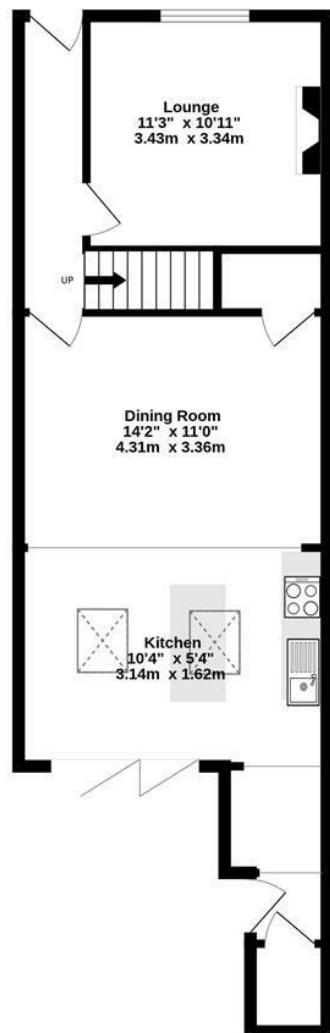
Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN

Ground Floor
553 sq.ft. (51.4 sq.m.) approx.



1st Floor
343 sq.ft. (31.9 sq.m.) approx.

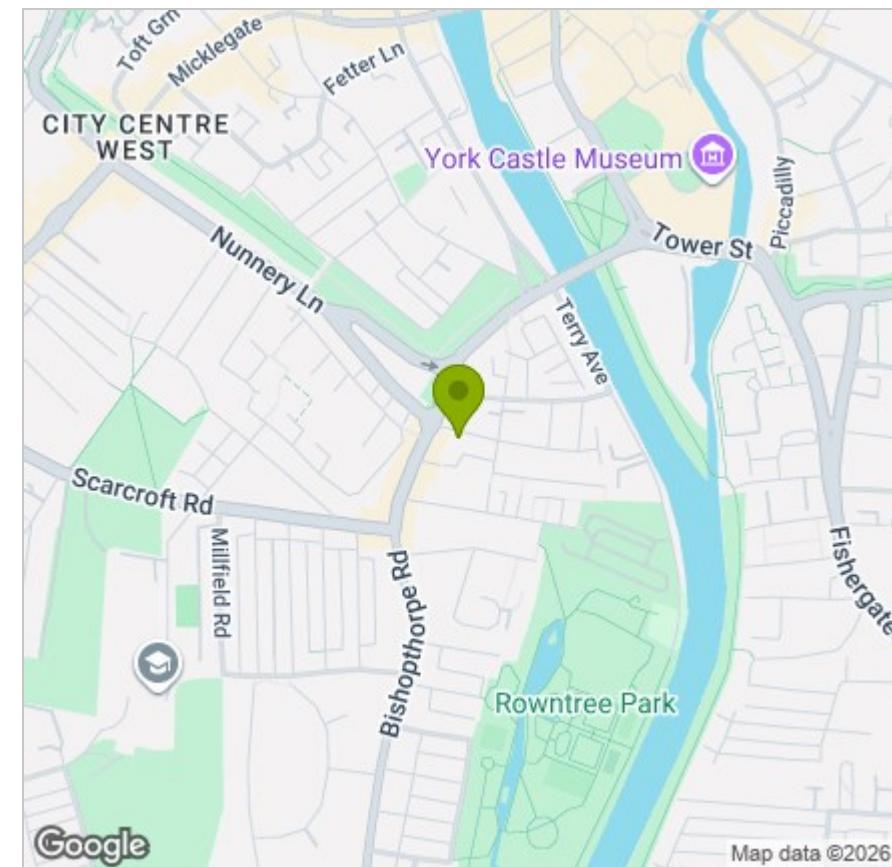


TOTAL FLOOR AREA : 896 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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.

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LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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