



8 Farndale Street
York, YO10 4BP
Offers Over £325,000

STUNNING PERIOD TERRACE IN MUCH SOUGHT AFTER AREA!! BEAUTIFUL RIVERSIDE WALKS! We as Agents are delighted to offer to the market this charming two bed terraced home, nestled in a quiet street within walking distance of York's bustling city centre, also being within catchment for well regarded schools and local amenities. This property has been lovingly updated by the current owners and has been finished to a high standard with the benefit of UPvc sliding sash windows throughout and central heating via a combi boiler. The stylish living accommodation briefly comprises entrance hall with mosaic tiled flooring, living room with two windows to front, dining room, kitchen with modern fitted units, utility room and a handy ground floor WC complete the ground floor accommodation. The newly carpeted stairs lead to the first floor galleried landing leading to a recently refurbished family bathroom and two double bedrooms, both with UPvc sliding sash windows and exposed original floorboards giving a stylish feel throughout. Externally the property boasts a pretty courtyard garden with brick storage shed. An early viewing is highly recommended on this beautiful period home.

Entrance Hall

Entrance door, ceiling coving. Mosaic tiled flooring.

Lounge

Sliding sash windows to front and uPVC sliding sash window to rear, ceiling cornicing, ceiling coving, multi-fuel log burner, two traditional radiators, TV point, power points. Oak effect laminate flooring.

Kitchen

uPVC sliding sash window to side, ceiling cornicing, fitted wall and base units incorporating solid oak work tops, ceramic sink with mixer tap, integrated fridge freezer and dishwasher, oven with gas hob above and extractor fan over. Oak effect laminate flooring.





Utility Room

Fitted cupboards, velux window, wall mounted combi boiler.

WC

uPVC window to side, wash hand basin, low level WC.

First Floor Landing

Galleried landing offering office space. Access to part boarded loft space with light. Carpet. Doors leading to;

Bedroom 1

Two uPVC slide sash windows to front, ceiling coving, picture rail, double panelled radiator, power points, original cupboard. Original floorboards.

Bedroom 2

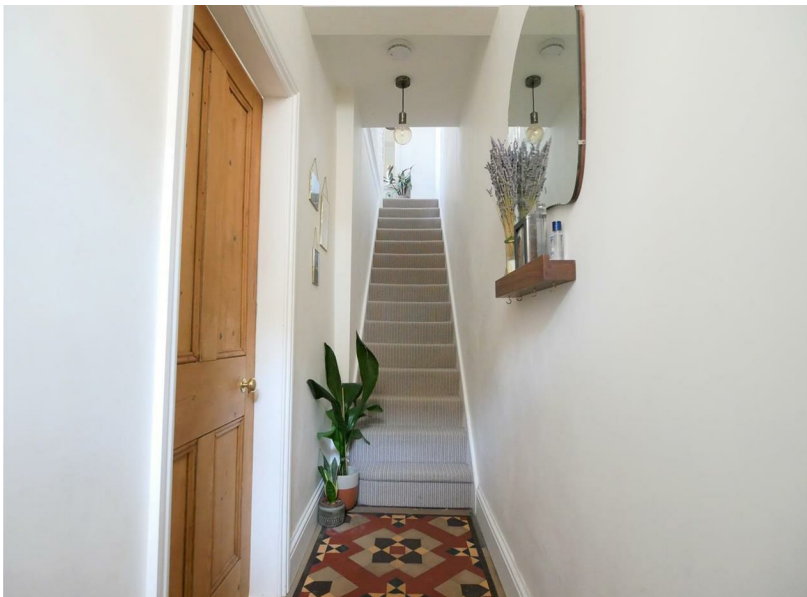
uPVC slide sash window to rear, ceiling coving, single panelled radiator, power points, cupboard. Original floorboards.

Bathroom

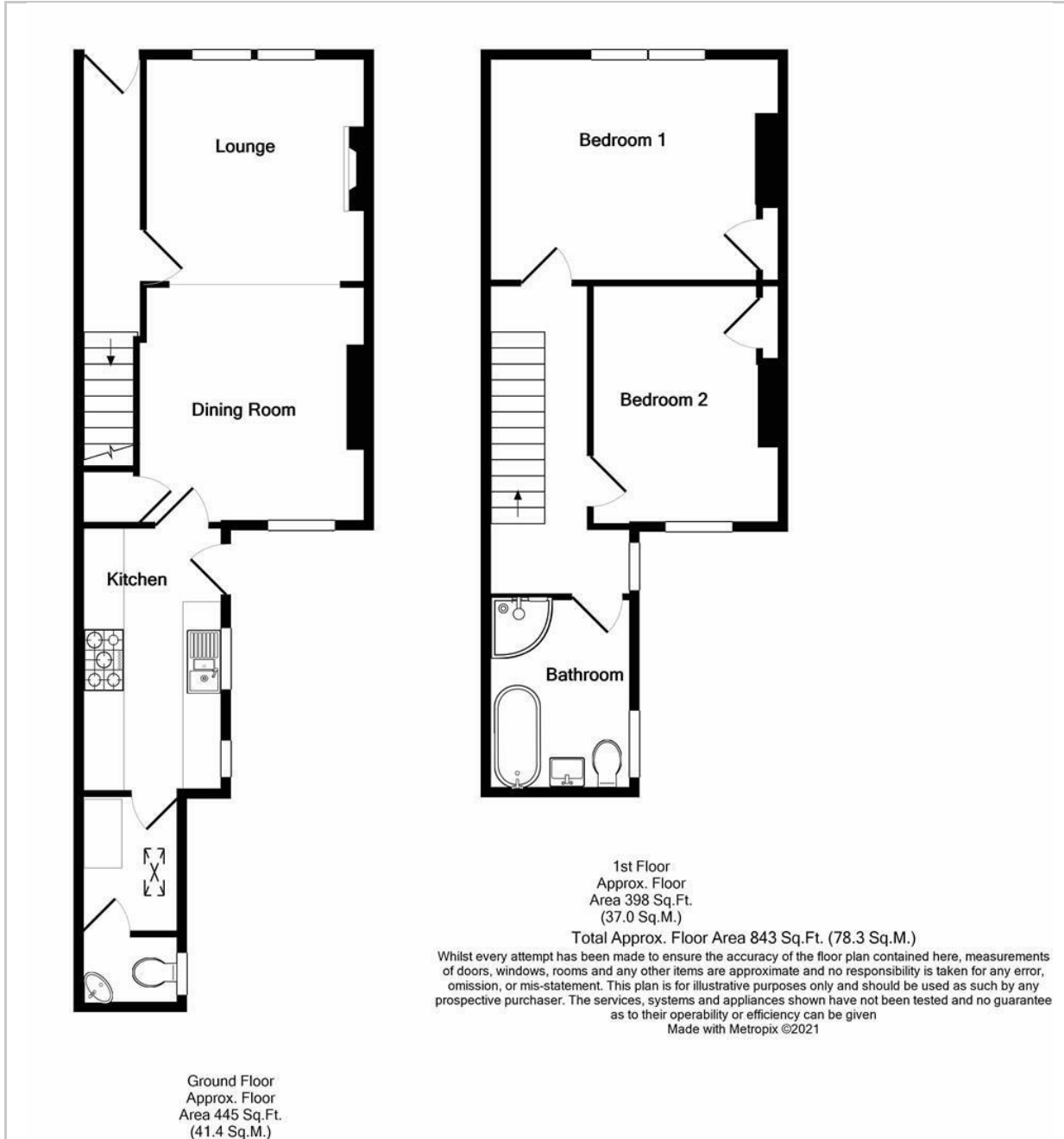
Wood framed sash window to side, slipper bath, walk in shower cubicle, wash hand basin, low level WC, traditional radiator. Original floorboards.

Outside

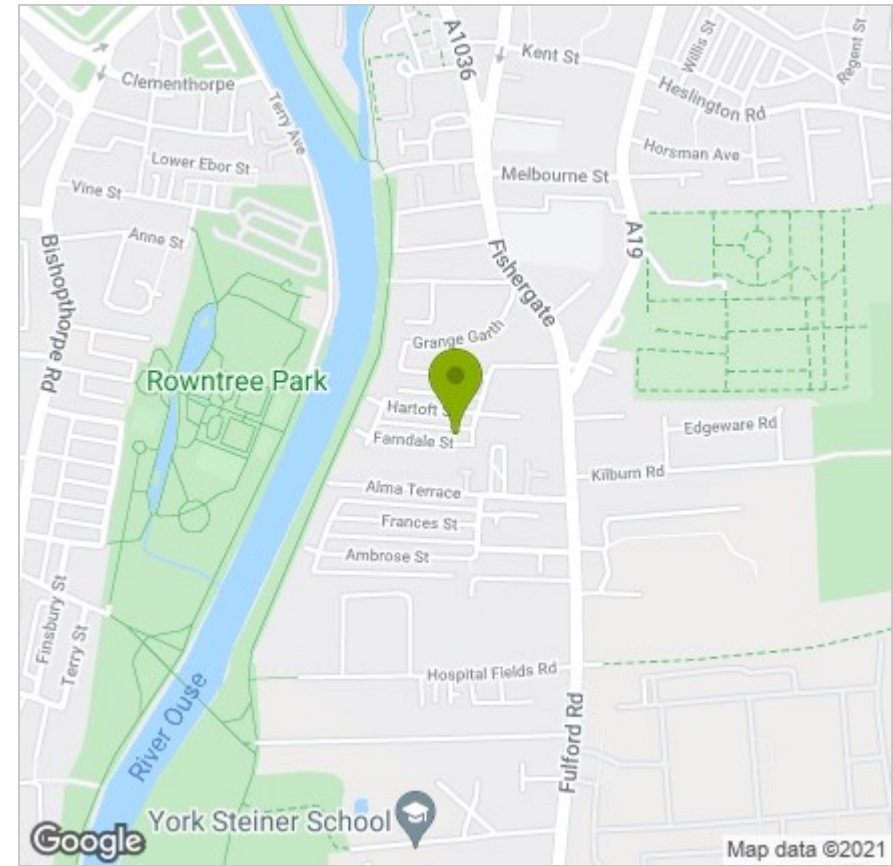
Rear courtyard garden with brick storage and timber shed.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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