

ATTENTION INVESTORS! Churchills are delighted to present this extended semi detached house currently split in to 2 properties. Both properties are housing 2 students from York St Johns University (2 students paying £140.00 per week and 2 students paying £135.00 per week to include all bills). The property itself is well presented throughout and could be made back into a family home if required, it also has easy access to Rawcliffe's Park and Ride plus the city centre and road links to further afield. Property 1 comprises entrance hall, lounge, downstairs WC, kitchen diner with stairs leading to the first floor landing, 3 bedrooms and bathroom. To the front is an allocated parking space whilst to the rear is a fully enclosed rear garden. Property 2 comprises large kitchen diner, lounge, inner hall, 2 double bedrooms, study and bathroom. To the front is an allocated parking space. Other features include uPVC double glazing and gas central heating. An internal viewing is recommended to appreciate the accommodation on offer.

# **PROPERTY ONE**

# **Entrance Hall**

Radiator, window to side. Wooden flooring.

#### **Downstairs WC**

Window to front, sink set in vanity unit, low level WC, radiator. Vinyl flooring.

## Lounge

15'6 x 15'8 (4.72m x 4.78m)

Window to front, ceiling coving, electric fire, radiator. Wooden flooring.

## **Kitchen Diner**

15'7 x 8'3 (4.75m x 2.51m)

Well fitted with an excellent range of base and wall mounted units incorporating roll top surfaces, ceramic hob with extractor fan, electric oven, 1 1/2 bowl sink unit with mixer tap, plumbing for automatic washing machine, tiled splashbacks, radiator, French doors to garden, window to rear, ceiling coving, spotlights to ceiling. Stairs to first floor.

# **First Floor Landing**

Window to side, radiator, storage cupboard. Doors to;



















## **Bedroom 1**

11'9 x 8'2 (3.58m x 2.49m)

Window to rear, dado rail, radiator.

## **Bedroom 2**

12'1 x 9'3 (3.68m x 2.82m) Window to front, radiator.

#### **Bedroom 3**

9'2 x 6'3 (2.79m x 1.91m) Window to front, radiator.

#### Bathroom

Panelled bath, wash hand basin, low level WC.

#### Outside

To the front is an allocated parking space whilst to the rear is a fully enclosed lawned garden.

## **PROPERTY TWO**

#### Kitchen

16'6 x 10'11 (5.03m x 3.33m)

Well fitted with an excellent range of base and wall units incorporating roll top work surfaces, ceramic hob with extractor fan above, electric oven, single sink with mixer tap, plumbing for automatic washing machine, radiator, walk in cupboard housing boiler. Vinyl flooring. Opening to;

## Lounge

Window to rear, radiator.

#### Bedroom 1

12'4 x 8'1 (3.76m x 2.46m)

Window to front, radiator, access to loft space. Opening to;

# Study/Dressing Room 6'4 x 5'10 (1.93m x 1.78m)

Window to front, radiator.

## **Bedroom 2**

12'6 x 8' (3.81m x 2.44m) Window to rear, radiator.

#### **Bathroom**

P-Shaped bath, pedestal wash hand basin, low level WC. Vinyl flooring.

#### Outside

To the front is an allocated parking space.

# **LOCATION FLOOR PLAN** CLIFTON MOOR Clifton Moor Gate **Dining Kitchen** Bedroom 2 Bedroom Lounge HWC Bathroom Hall Lounge Kitchen/Diner Bedroom 1 Bedroom 3 Storage Bedroom Dressing 1st Floor Approx. Floor Area 372 Sq.Ft. Map data @2021 (34.6 Sq.M.) Ground Floor Approx. Floor **Energy Efficiency Rating** Area 1031 Sq.Ft (95.8 Sq.M.) Total Approx. Floor Area 1403 Sq.Ft. (130.4 Sq.M.) Potential Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements Very energy efficient - lower running costs Whilst every attempt has been induce to reliable the accuract you feel floor plan Contained the life, measurements of doors, windows, rooms and any other liens 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 lested and no guarantee as to their operability or efficiency can be given Made with Metropix Cooking. **EPC** (92 plus) A 87 (69-80) 65 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.