



30 Horner Street
York, YO30 6EA
£224,950

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**NO FORWARD CHAIN! CHARMING 2 BED
MID TERRACE PROPERTY.**

We as Agents are delighted to have the opportunity to present to the market this bright and spacious two bed property nestled in a quiet side street off Burton Stone Lane, close to local shops and amenities and within easy walking distance of York City Centre and York Railway Station.

The property has been owned by the current owner for a number of years and has been well maintained throughout. The property benefits from uPVC double glazing and insulated plasterboard walls for energy efficiency. The internal living accommodation comprises a bright and spacious space and briefly comprises: entrance hall, living room, dining room with understairs storage, well fitted kitchen, rear lobby and a ground floor bathroom completes the lower floor accommodation. Staircase to the first floor landing leading to 2 double bedrooms.

Externally the property has a fully enclosed rear courtyard with brick built storage shed. An early viewing on this popular style and location of property is highly recommended!

Entrance Vestibule

Door to

Entrance Hall

Carpet, radiator, coving

Lounge

10'5" x 8'9" (3.18m x 2.67m)

Window to front, coving to ceiling, dado rail

Dining room

12'3" x 10'4" (3.73m x 3.15m)

Centring on





Kitchen

7'11" x 6'9" (2.41m x 2.06m)

Fitted wall and base units providing useful storage with counter tops over, breakfast bar, wall mounted gas combination boiler, double panelled radiator, stainless steel sink and draining board with mixer tap over, space and plumbing for appliances, power points, half tiled walls

Rear Lobby

Door to rear courtyard

Bathroom

Comprising modern three piece white bathroom suite, shower over bath, extractor fan, double panelled radiator, vinyl flooring

First Floor Landing

Bedroom 1

12'2" x 10'5" (3.71m x 3.18m)

Bedroom 2

12'2" x 10'6" (3.71m x 3.20m)

Outside

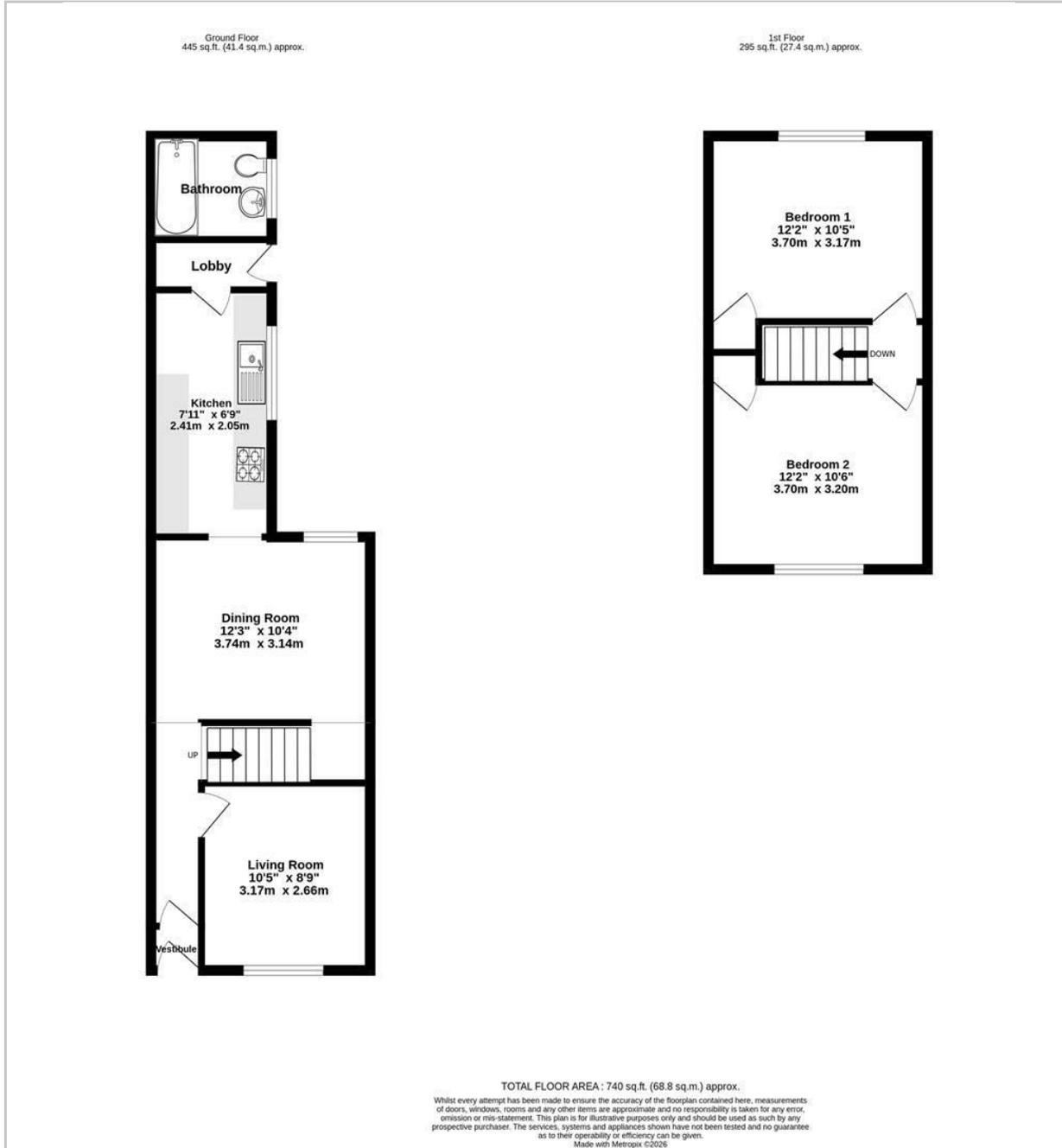
There is a good sized fully enclosed rear courtyard, brick built storage shed, access gate leading to service alley

Agents Note

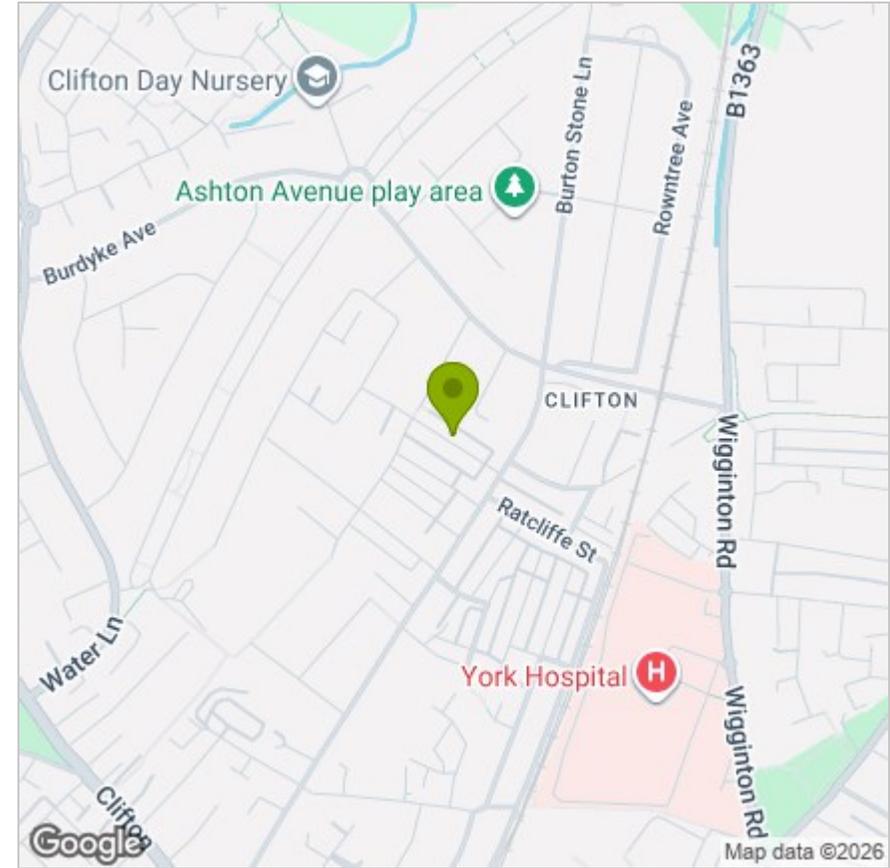
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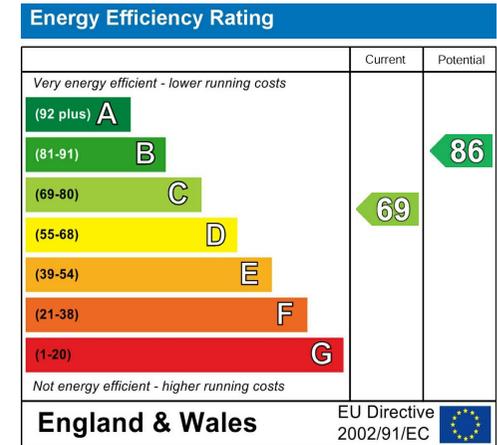
FLOOR PLAN



LOCATION



EPC



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