

NO ONWARD CHAIN

A 3-bedroom mid-townhouse located on this quiet residential street off Poppleton Road convenient for York City Centre and the railway station. Maintained to a very good standard throughout and benefitting from uPVC double glazing and gas central heating; the property is ready to move into and would suit a variety of buyers.

It fully comprises entrance hallway, lounge, 15 ft dining kitchen, rear hall/utility, first floor landing, three first floor bedrooms and three piece house bathroom.

To the outside there is low maintenance rear courtyard with gate for access.

An internal viewing is strongly recommended.

Entrance Hallway

Lounge

uPVC window to front, electric fire with surround, double panelled radiator, laminate flooring, power points, television points

Dining Kitchen

uPVC window to rear, fitted wall and base units with counter top, stainless steel sink and draining board and mixer tap, space and plumbing for appliances, vinyl flooring, power points, radiator, understairs cupboard

Rear Hallway

Glazed uPVC door to courtyard, vinyl flooring, and power points, store areas for gas wall mounted boiler, window to rear; stairs to:

First Floor Landing

Carpets, power points

Bedroom 1

uPVC window to rear, fitted wardrobe, double panelled radiator, carpets, power points

















Two windows to front, two double panelled radiators, carpets and power points

Bedroom 3

Two windows to front, carpets, power points, storage cupboard

House bathroom

Panelled bath with electric shower over, low level w.c, pedestal wash hand basin; tiled walls and floor, extractor fan.

To the outside

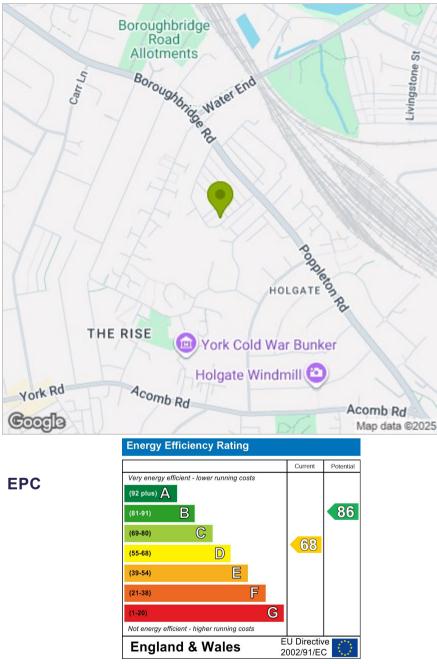
Low maintenance rear courtyard with patio, fence and brick boundary, leading to alleyway





FLOOR PLAN Ground Floor 1st Floor 402 sq.ft. (37.4 sq.m.) approx. 385 sq.ft. (35.7 sq.m.) approx. **Utility Room** Kitchen 14'10" x 8'4" 4.52m x 2.55m Bedroom 1 12'2" x 10'11" 3.70m x 3.32m Bedroom 2 10'0" x 9'8" 3.06m x 2.94m Bedroom 3 10'5" x 7'1" 3.18m x 2.16m TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx. Whilst every alternal has been made to ensure the accuracy of the discription contained here, measurements of doors unstoles; received and my developed femalines as approximate to an object to a load of the property of the control of the control

LOCATION



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.