



36 St. Pauls Mews

York, YO24 4BR

Guide Price £280,000

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## NO ONWARD CHAIN!

A modern two bedroom end of terrace house in this quality central area. Located on this quiet residential street with designated parking and the potential for electric car charging, the property is in the popular suburb of Holgate close to the railway station and York's historic city centre.

The recently upgraded living accommodation comprises entrance hallway, lounge/dining room, breakfast kitchen, first floor landing, two first floor double bedrooms and three-piece house bathroom.

To the outside is a paved front driveway for off-street parking and to the rear there is a landscaped garden with brick wall and fence boundary.

An accompanied viewing of this impressive house is strongly recommended.

### Entrance Hallway

Entrance door, carpeted stairs to first floor

### Lounge/Dining room

16'6" x 10'8" (5.03m x 3.25m)

Two windows to front, engineered wood flooring, power points, television points, radiator

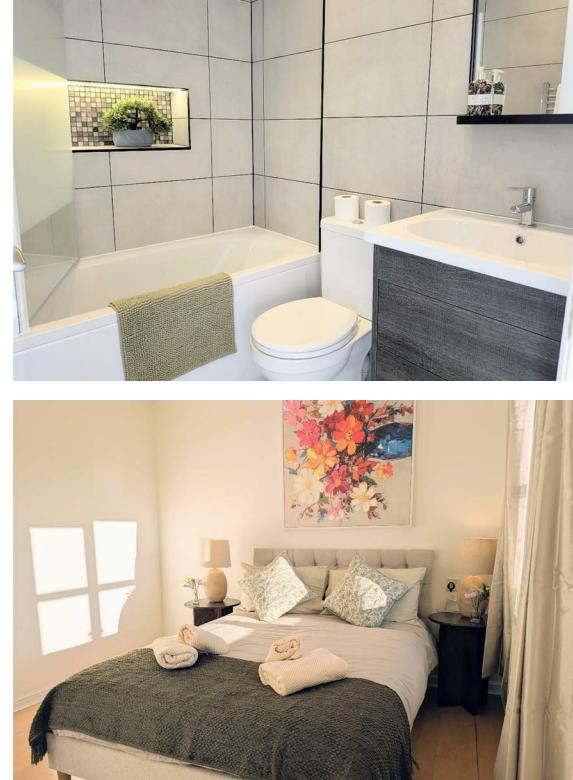
### Kitchen/Breakfast Room

13'6" x 9'3" (4.11m x 2.82m)

Fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, built in oven and hob, space and plumbing for appliances, window to rear, French doors, double radiator, spotlights, understairs cupboard, LVT flooring

### First Floor Landing

Window to side, carpeted floors, door to bedroom 1





### **Bedroom 1**

13'6" x 10'1" (4.11m x 3.07m)  
Two windows to rear, engineered wood flooring, radiator, power points, storage cupboards

### **Bedroom 2**

11'10" x 8'11" (3.61m x 2.72m)  
Two windows to front, engineered wood flooring, power points, radiator

### **House Bathroom**

Panelled bath, mixer shower head over, tiled walls, low level w.c., wash hand basin, radiator, vinyl flooring, towel radiator

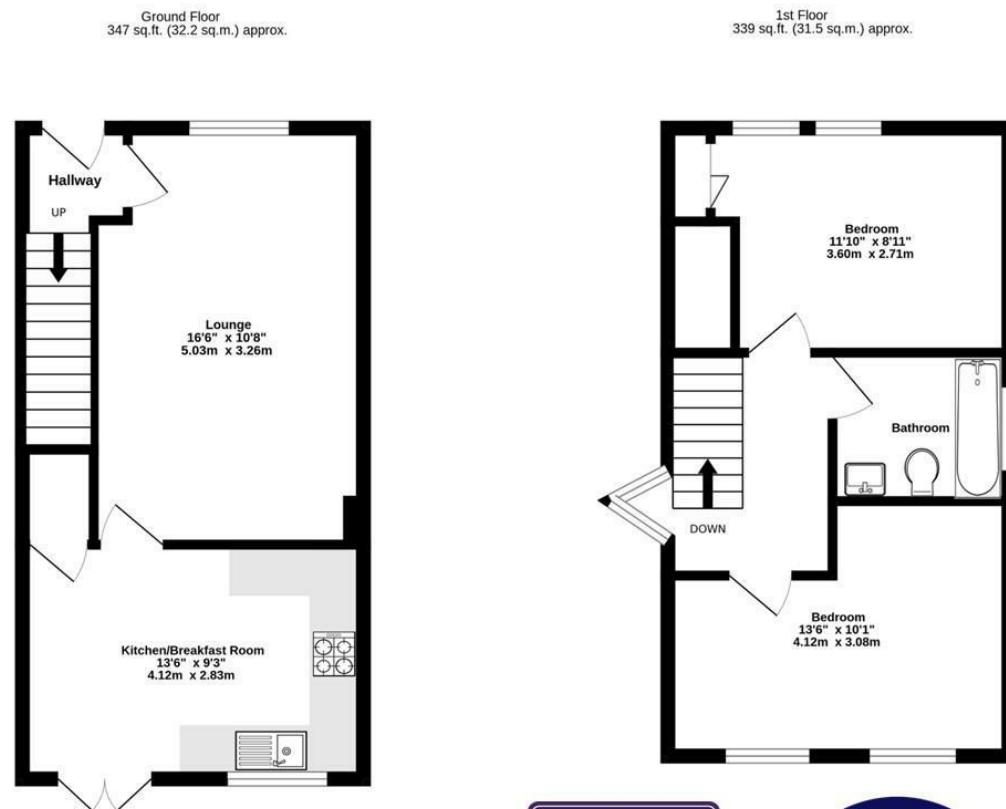
### **To the outside**

Front paved driveway, gate for side access, rear courtyard garden with artificial turf, paving, brick boundary wall, timber fence boundary, outside tap

### **Agents Note:**

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details

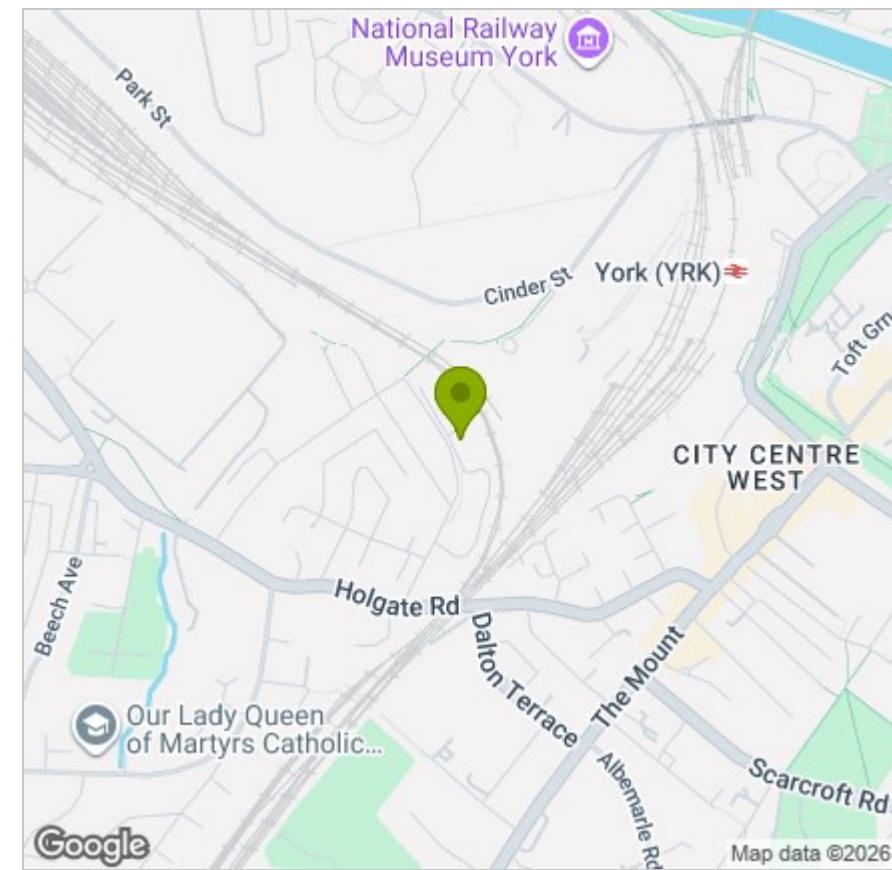
## FLOOR PLAN



TOTAL FLOOR AREA: 686 sq.ft. (63.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## EPC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.