



22 Falsgrave Crescent
York, YO30 7AZ
Guide Price £215,000

NO FORWARD CHAIN!! Churchills are delighted to offer for sale this well presented two bedroom mid terrace period home set in this ever popular location close to York city centre, York District Hospital, Railway Station and St Johns college which is sure to appeal to first time buyers and investors alike. The spacious property comprises entrance hall, lounge, dining room, fully fitted kitchen, utility area, first floor landing, 2 double bedrooms and a modern bathroom suite. To the outside is a front forecourt whilst to the rear is a fully enclosed, good size rear courtyard with decked area, timber shed with power and double gates to the rear lane. On Street parking with no permit required. An early viewing is recommended to appreciate the accommodation on offer.

Entrance Hall

Entrance door, radiator, carpeted stairs to first floor. Doors to;

Dining Room

Square bay window to front, radiator, power points, shelving in alcove.

Lounge

Window to rear, radiator, TV point, power points, shelving in alcove.

Kitchen

Window to side, full range of fitted wall and base mounted units with roll top work surfaces over, electric oven with ceramic hob over and extractor fan above, inset 1 1/2 bowl sink unit with mixer tap, plumbing for washing machine, power points. Tiled floor.

Utility Area

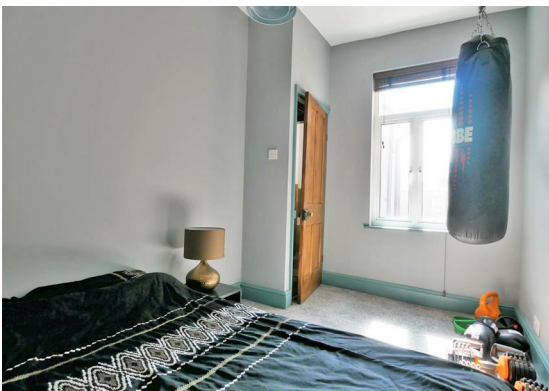
Window to side, fitted units, power points, radiator. Tiled floor.

First Floor Landing

Storage cupboard. Doors leading to;

Bedroom 1

Window to front, radiator, TV point, power points, recessed cupboard.





Bedroom 2

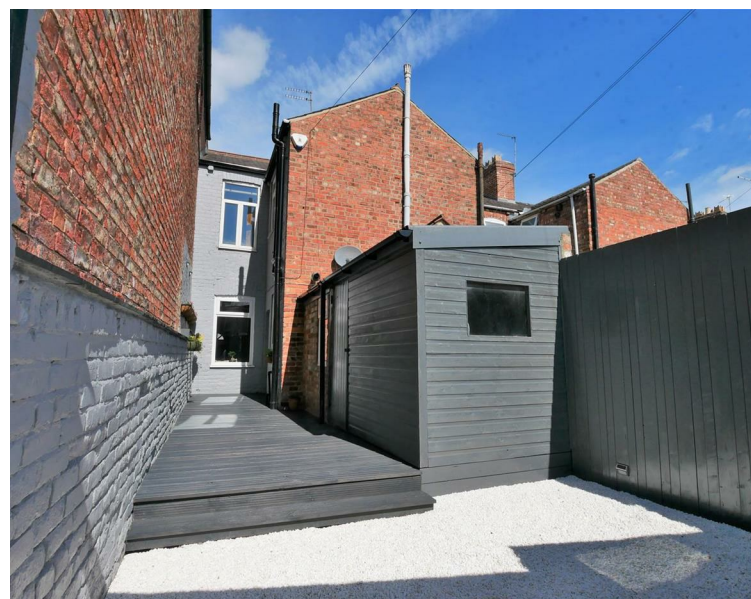
Window to rear, radiator, power points, recessed cupboard.

Bathroom

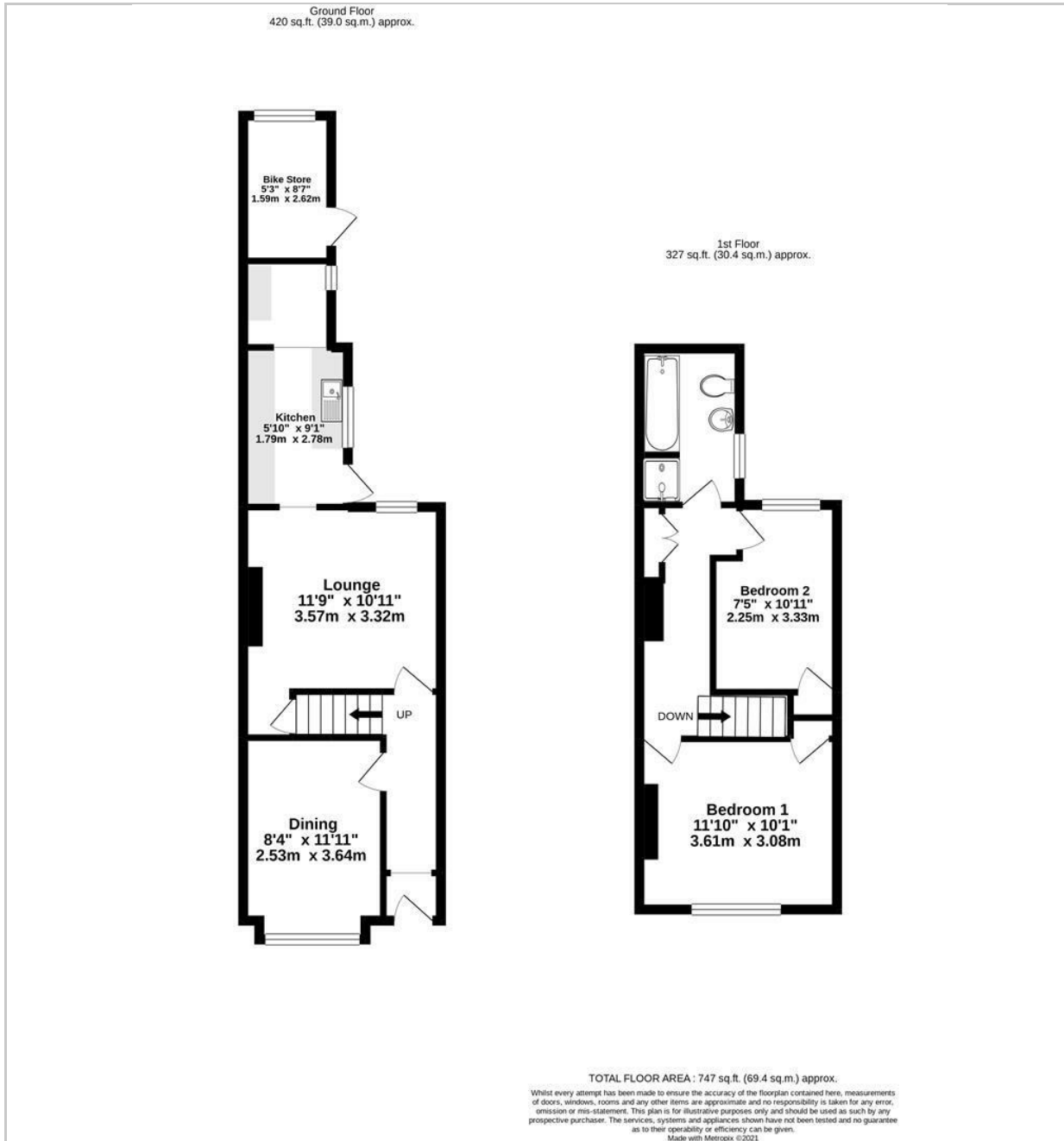
Window to side, panelled bath, walk in shower cubicle, pedestal wash hand basin, low level WC, heated towel rail/radiator, part tiled walls.

Outside

To the front is a forecourt whilst to the rear is a decked area, timber shed/bike store (with power) and double gates to rear lane.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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