



43 Alma Terrace  
York, YO10 4DL

Offers Around £330,000

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NO ONWARD CHAIN! A THREE BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS HIGHLY SOUGHT AFTER STREET IN THIS POPULAR LOCATION WITH ACCESS TO PICTURESQUE RIVERSIDE WALK INTO YORK CITY CENTRE. The property has tremendous scope for improvement and extension (subject to Planning) and benefits from gas central heating and double glazing. The property comprises entrance hall, lounge opening to dining room, 20' galley kitchen with fitted units, shower room with walk-in shower with tilt and turn opaque window, first floor landing, 2 double bedrooms and a single bedroom. To the outside is a good size walled rear courtyard. An accompanied internal viewing is strongly recommended.

### Entrance Hall

### Lounge

10'4 x 10'3 (3.15m x 3.12m)

### Dining Room

11'6 x 10'9 (3.51m x 3.28m)

### Kitchen

20'2 x 5'10 (6.15m x 1.78m)

### Shower Room

9'5 x 7'8 (2.87m x 2.34m)

### First Floor Landing

### Bedroom 1

11'6 x 10'9 (3.51m x 3.28m)

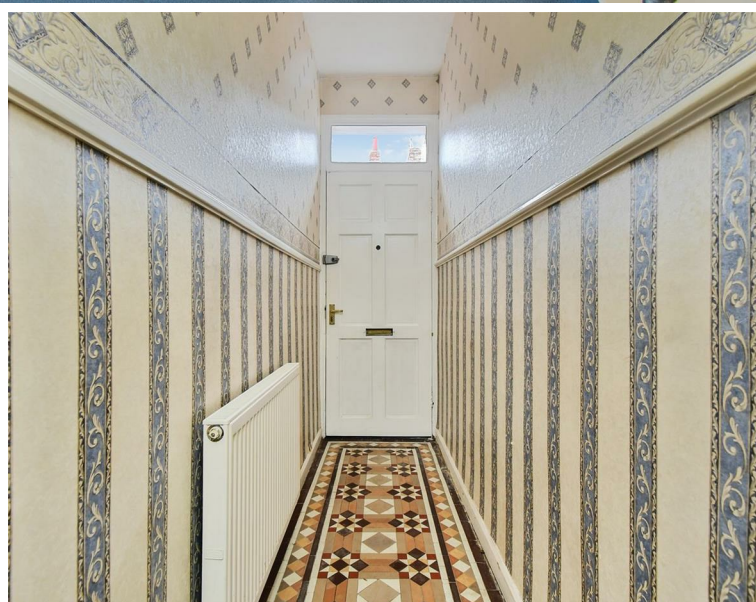
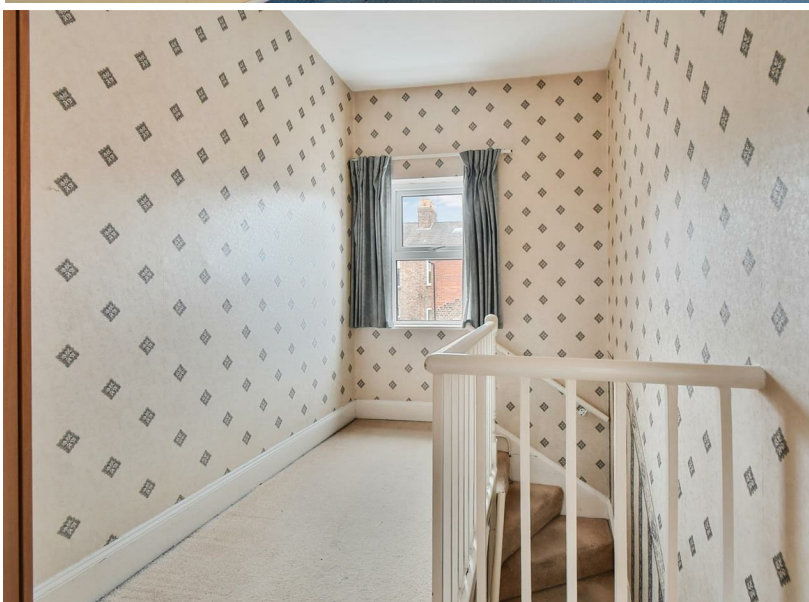
### Bedroom 2

10'4 x 10'3 (3.15m x 3.12m)

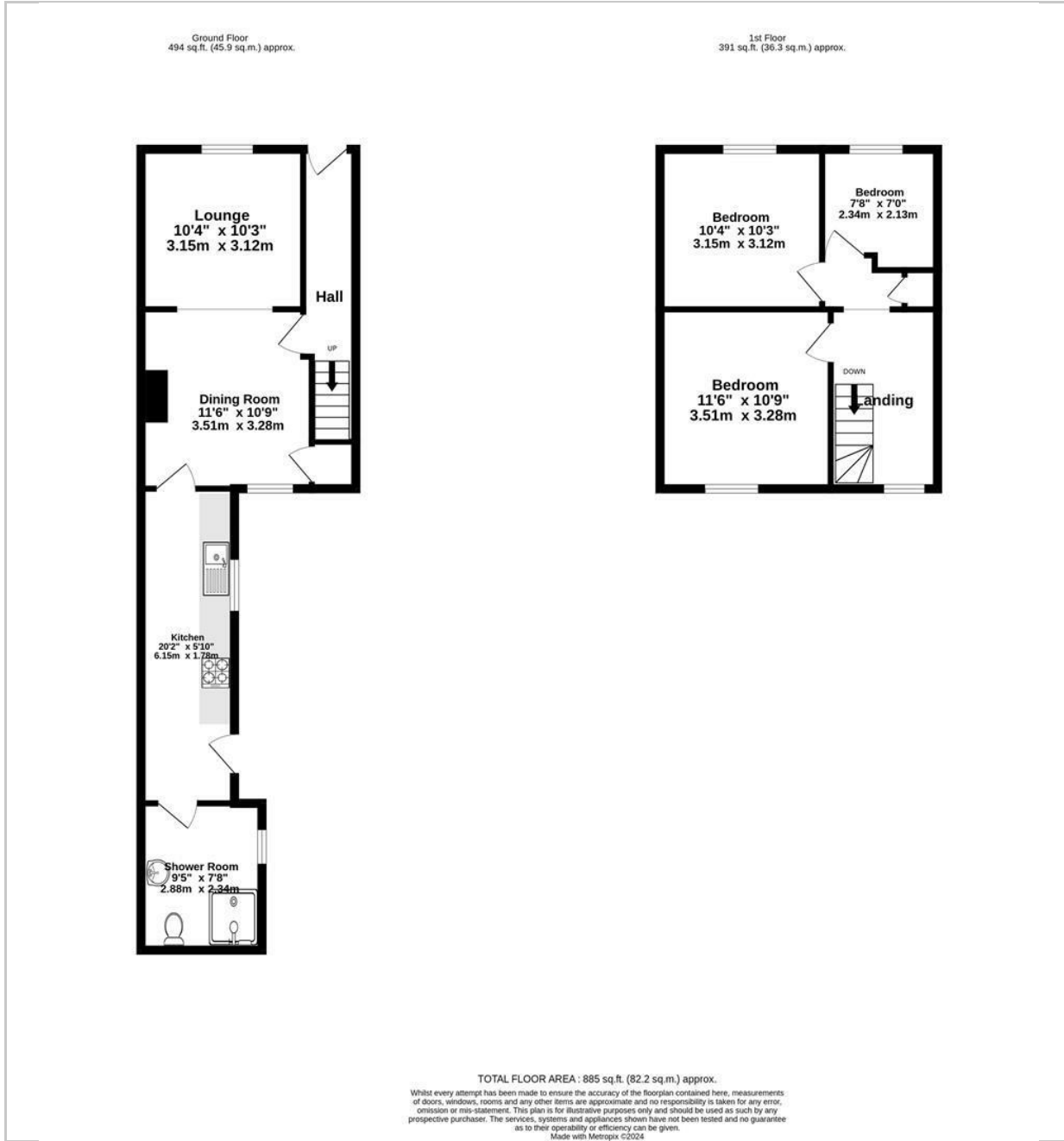
### Bedroom 3

7'8 x 7'0 (2.34m x 2.13m)

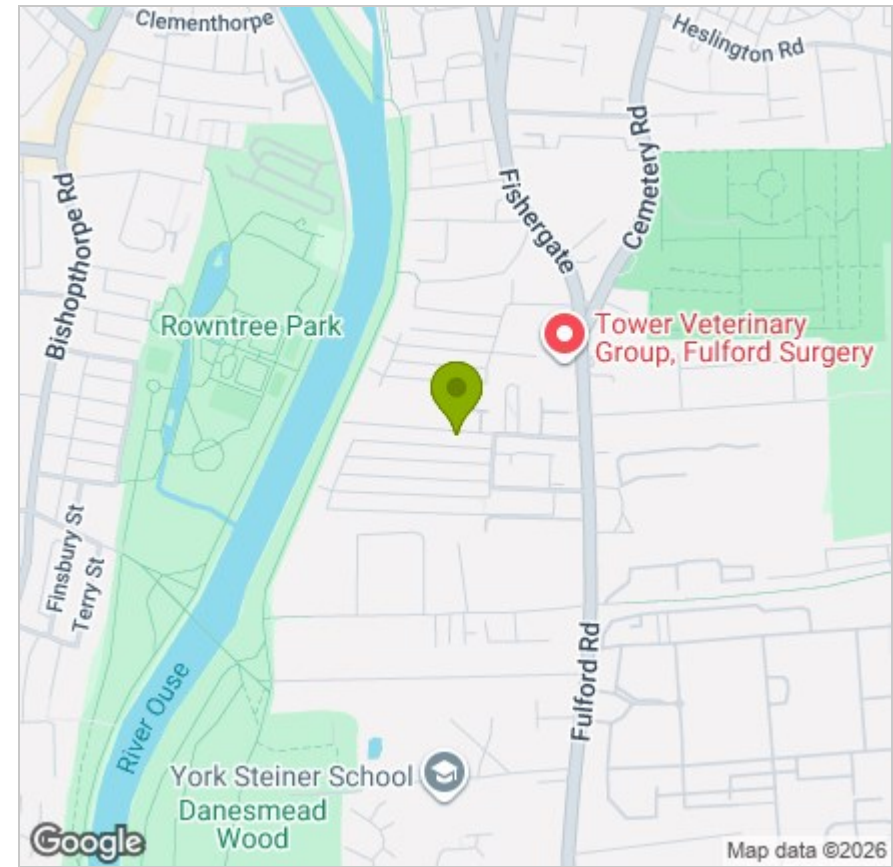




# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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