



76 Jamieson Terrace  
York, YO23 1HF  
Guide Price £535,000

4 2 2 D

A fabulous extended 4 bedroomed 3 storey townhouse tucked away on this quiet residential street of south bank, close to many popular schools as well as benefiting from open spaces including Knavesmire racecourse, the river Ouse and Rowntree park. This superb property is ready to move into offering bright and spacious rooms, period features and quality modern additions. Internally the property comprises; entrance vestibule, entrance hallway, 13ft sitting room, family room with feature log burner, open plan breakfast/kitchen with kitchen island and glazed 'Crittall' doors to courtyard, wc/cloaks. first floor galleried landing, 3 first floor bedrooms, 3 piece house bathroom suite, 2nd floor landing and master bedroom with 3 piece en-suite shower. To the outside is a traditional front forecourt and rear walled courtyard with gate to service alleyway. An accompanied viewing of this highly impressive property is strongly recommended.

### Entrance Vestibule

Entrance door. Encaustic tiling. Glazed panelled door to:

### Entrance Hallway

Corbels, power points, carpeted stair runner to first floor. Tiled flooring. Doors to:

### Lounge

Double glazed windows to front, open fire with tiled hearth, coving, column radiator, TV point, power points. Exposed timber floorboards.

### Family Room

Double glazed window to rear, feature log burner with surround, column radiator, power points. Engineered Oak wood flooring.

### Breakfast Kitchen

Velux windows, modern fitted wall and base units, Quartz worktops, inset sink with mixer tap, central island with sitting area, integrated appliances, double Crittal doors onto courtyard, column radiator, power points. Engineered Oak wood flooring.





### First Floor Landing

Fitted storage, power points, carpeted stairs to second floor. Carpet. Doors to:

### Bedroom 2

Double glazed windows to front, period fireplace, fitted wardrobes, column radiator, power points. Carpet.

### Bedroom 3

Double glazed window to rear, column radiator, power points. Carpet.

### Bedroom 4/Study

Double glazed window to rear, column radiator, power points. Carpet.

### Bathroom

Opaque double glazed window to rear, panelled bath with mixer shower head over, low level WC, wash hand basin, towel rail/radiator, tiled walls, extractor fan. Tiled flooring.

### Second Floor Landing

Storage cupboard. Carpet. Door to:

### Master Bedroom

Double glazed window to rear and velux to front, eaves storage, column radiator, power points. Laminate flooring.

### En-Suite

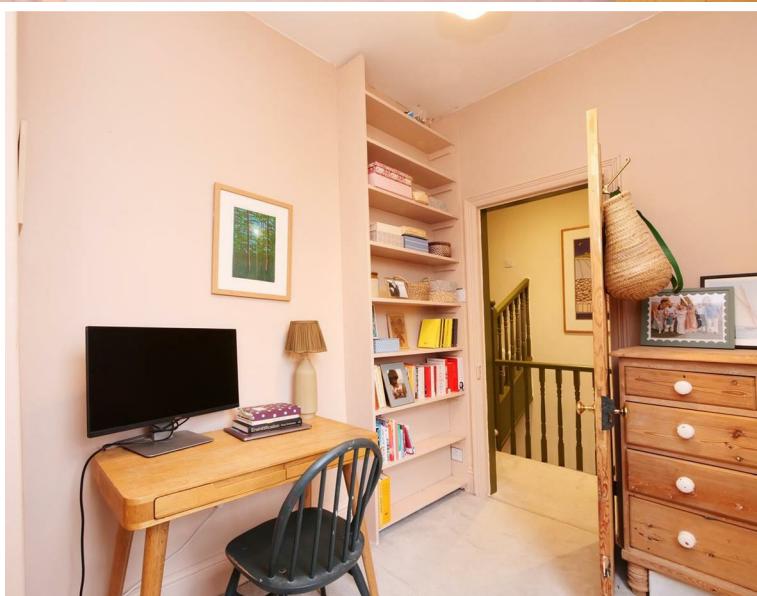
Opaque window to rear, walk-in shower enclosure, wash hand basin, low level WC, tiled walls, extractor fan. Under floor heating.

### Outside

Gated front forecourt. Rear paved courtyard with outside lighting and timber gate to shared alleyway.

### Agents Notes

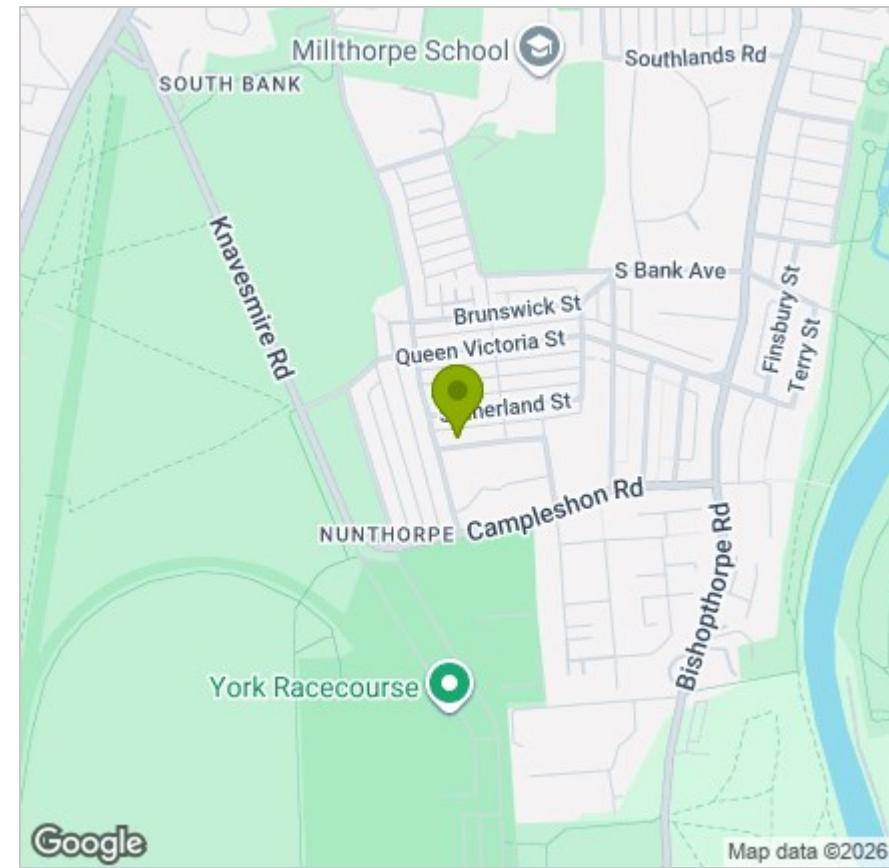
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.