

46 Beaconsfield Street  
York, YO24 4ND  
Guide Price £280,000





## FABULOUS INVESTMENT OPPORTUNITY!

We as Agents are delighted to offer to the market this period, forecourted terraced property converted into two apartments with the added benefit of a GARAGE plus good sized rear courtyard. Set in this ever popular location within easy access of the City Centre, Acomb's busy shopping parade as well as being easy access onto the outer ring road. The property has been well maintained by the current owner and has been run as a successful rental for several years and has the benefit of uPVC double glazing and gas central heating with combi boilers. The ground floor apartment briefly comprises entrance hall with mosaic tiled flooring, spacious and bright bedroom with uPVC bay window to front, living room with under stairs storage, kitchen with modern fitted units, feature mermaid board splashback and access to the rear courtyard, bathroom with three piece suite incorporating bath with electric shower over. The first floor flat consists entrance hall with mosaic tiled flooring, carpeted stairs to the galleried landing with access to the loft, two good size bedrooms, bathroom with three piece suite and fabulous open plan living/kitchen with modern fitted units incorporating integral oven with electric hob over and two uPVC windows to the front offer plenty of natural light into this stylish living area. An early viewing is highly recommended.

### Ground Floor Apartment

#### Entrance Hallway

Entrance door. double panelled radiator, carpeted stairs to first floor apartment. Mosaic tiled flooring. Door to ground floor;

#### Bedroom 1

11' 6 x 14' 1 (3.35m 1.83m x 4.27m 0.30m)  
uPVC bay window to front, single panelled radiator, power points, skirting boards, ceiling coving.







### **Lounge**

12' 5 x 11' 6 (3.66m 1.52m x 3.35m 1.83m)  
uPVC window to rear, single panelled radiator, under stairs cupboard, skirting boards, power points. Carpet.

### **Kitchen**

9' 10 x 8' 3 (2.74m 3.05m x 2.44m 0.91m)  
Fitted units comprising stainless steel sink unit and drainer, integrated oven and gas hob with extractor above, uPVC window to side, power points, skirting boards, mermaid board splash back.

### **Bathroom**

Three piece suite comprising bath with glass shower screen and electric shower over, hand wash basin, low level WC, double panelled radiator, combination wall mounted boiler, skirting boards. Carpet.

### **First Floor Apartment**

#### **Open Plan Living/Kitchen**

11' 5 x 15' (3.35m 1.52m x 4.57m )  
Kitchen units incorporating integrated oven and electric hob with extractor above, stainless steel sink and drainer, vinyl flooring, two UPVC windows to front, carpeted area, double panelled radiator, mermaid board splash back.

#### **Bedroom 1**

11' 6 x 14' 1 (3.35m 1.83m x 4.27m 0.30m)  
uPVC bay window to front, single panelled radiator, power points, skirting boards, ceiling coving.

#### **Bedroom 2**

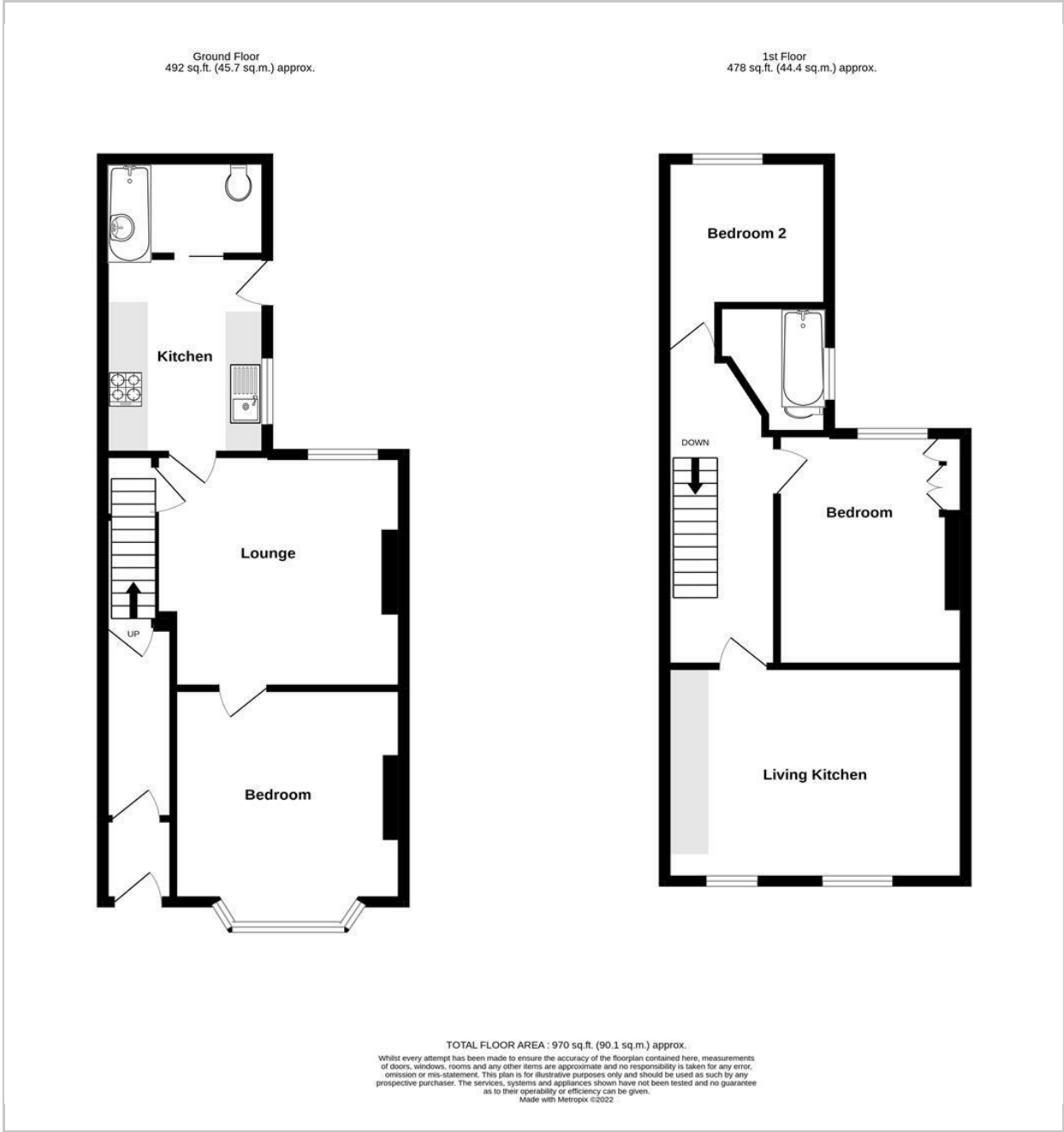
8' 4 x 10' 1 (2.44m 1.22m x 3.05m 0.30m )  
uPVC double glazed window to rear, ceiling coving, skirting boards, power point. Carpet.

#### **Bathroom**

6' 8 x 5' 5 (1.83m 2.44m x 1.52m 1.52m)  
Three piece suite comprising bath, hand wash basin, low level WC, double panelled radiator, uPVC window to side. Vinyl flooring.



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>		
(69-80) <b>C</b>		
(55-68) <b>D</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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