





23 Pembroke Street  
York, YO30 7BB  
£235,000

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**NO ONWARD CHAIN!** This two bedroom period terrace house located in this popular and convenient Burton Stone Lane area ideally located for York's historic city centre, York hospital and Railway station.

Offering bright and characterful living accommodation with the added benefit of uPVC double glazing and gas central heating. Internally the property comprises; lounge with feature fireplace, 12ft dining room, fitted kitchen, rear hallway, three piece bathroom, first floor landing and two first floor double bedrooms.

To the outside is a well kept walled rear courtyard with gateway to service alleyway.

An accompanied viewing is strongly recommended.

### Lounge

uPVC entrance door, uPVC window to front, original fire with surround, engineered oak flooring, double panelled radiator, coving, power points



### Dining Room

uPVC window to rear, engineered oak flooring, understairs cupboard, coving, double panelled radiator, power points



### Kitchen

uPVC window to side, fitted wall and base units with countertop, gas hob and electric oven, stainless steel sink and draining board, gas combination boiler, tiled flooring, power points, plumbing for washing machine

### Rear Hallway

uPVC entrance door

### Bathroom

Panelled bath with mixer shower over, pedestal wash hand basin, low level WC, tiled floors, tiled flooring, towel radiator, extractor



### Landing

Carpeted flooring, door to;





### **Bedroom 1**

uPVC window to front, carpeted flooring, double panelled radiator, storage cupboard, coving, power points

### **Bedroom 2**

uPVC window to rear, double panelled radiator, coving, power points

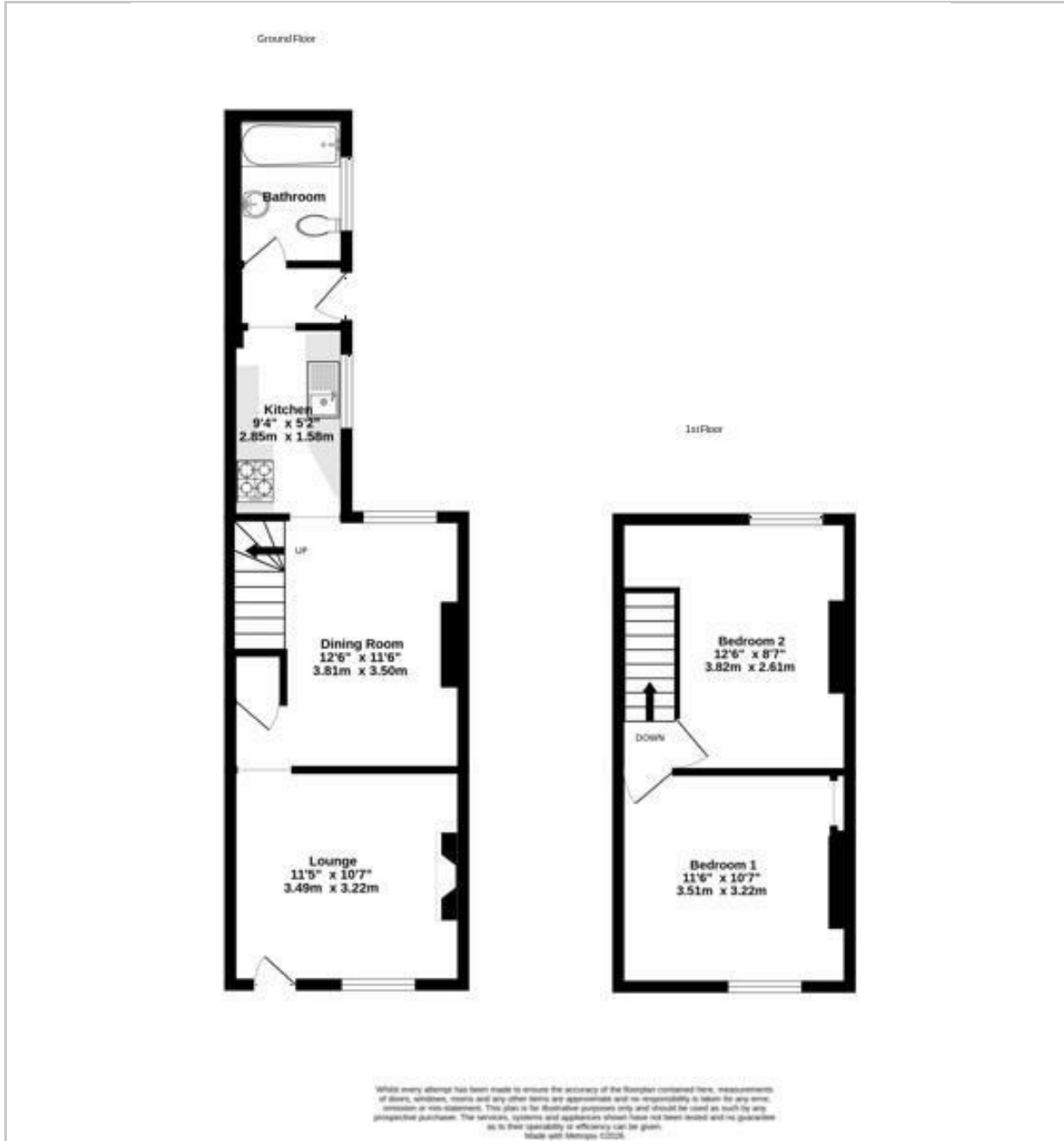
### **Outside**

Rear walled paved courtyard, flower borders, brick boundary wall, gate to service alleyway

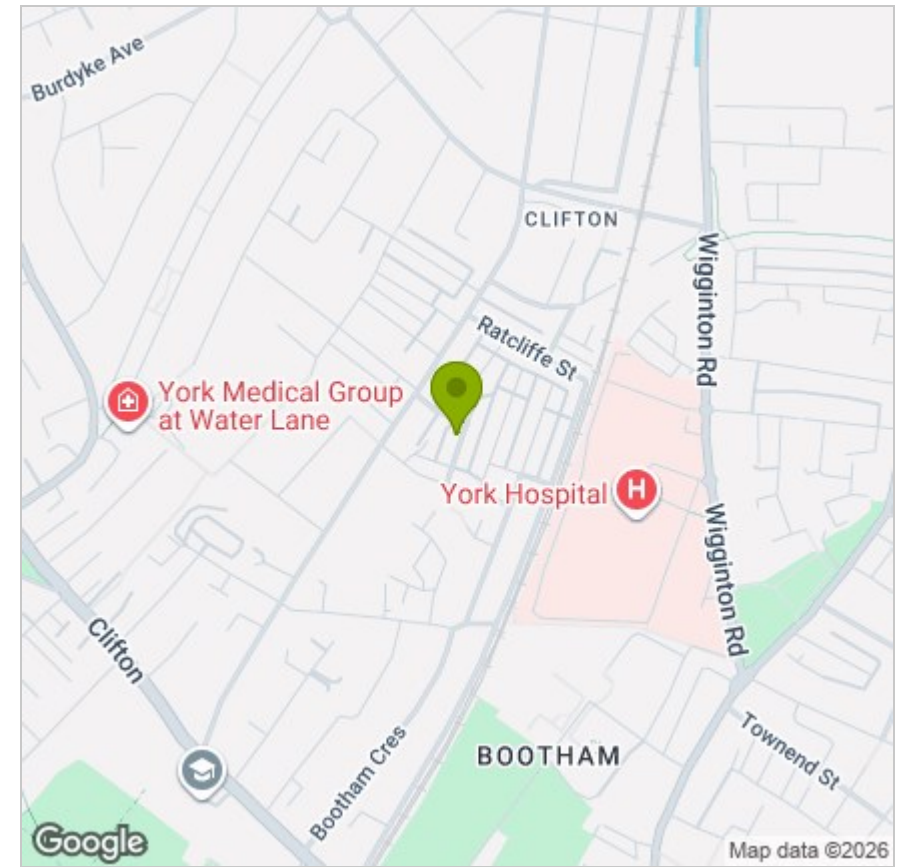
### **Agents Notes**

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) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           | <b>88</b> |
| (69-80) <b>C</b>                            |                         | <b>71</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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