



32 Balmoral Terrace  
York, YO23 1HS  
Guide Price £295,000

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## NO ONWARD CHAIN!

A recently upgraded two bedroom period terrace house on this popular forecourted row, within the prime area of Southbank. Close to Rowntree Park and the Millennium Bridge and York Racecourse as well as plenty of schools and amenities this well presented house is ready to be viewed and comprises: entrance vestibule, lounge, 12' dining room, recently upgraded kitchen and three piece bathroom suite, first floor landing and two first floor double bedrooms. To the outside is a gated traditional front forecourt, and rear walled courtyard garden with brick store and gate to service alleyway. An accompanied viewing is strongly recommended.

### Entrance Vestibule

uPVC entrance door, carpeted floors, door to

### Lounge

12'9" x 12'1" (3.89m x 3.68m)

uPVC window to front, double panelled radiator, carpets, power points, coving

### Dining Room

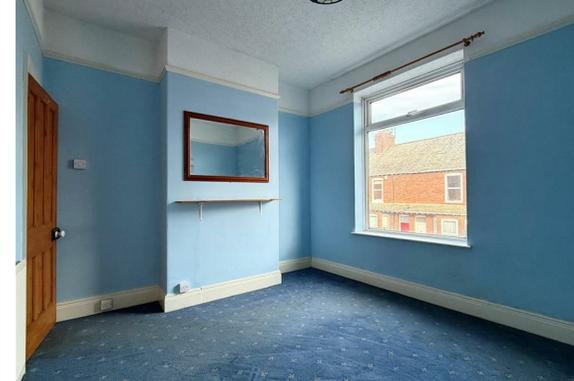
12'2" x 10'4" (3.71m x 3.15m)

uPVC window to rear, double panelled radiator, carpets, power points, stairs to first floor

### Kitchen

9'1" x 7'2" (2.77m x 2.18m)

uPVC window to side, uPVC entrance door, recently upgraded fitted kitchen with wall and base units, counter top, stainless steel sink and draining board with mixer tap, built in gas hob, electric oven, space and plumbing for appliances, double panelled radiator, power points, vinyl flooring





### **Bathroom**

6' x 5'8" (1.83m x 1.73m)

Opaque uPVC window to side, recently upgraded bathroom suite comprising panel bath with electric shower over, pedestal wash hand basin, low level w.c., extractor fan, towel radiator, part tiled walls

### **First Floor Landing**

Carpeted floors, panelled door to

### **Bedroom 1**

12'2" x 10'6" (3.71m x 3.20m)

uPVC window to front, single panelled radiator, carpets, cupboard, power points, picture rail

### **Bedroom 2**

12'2" x 10'5" (3.71m x 3.18m)

uPVC window to rear, double panelled radiator, storage cupboard, carpets, power points, picture rail

### **Outside**

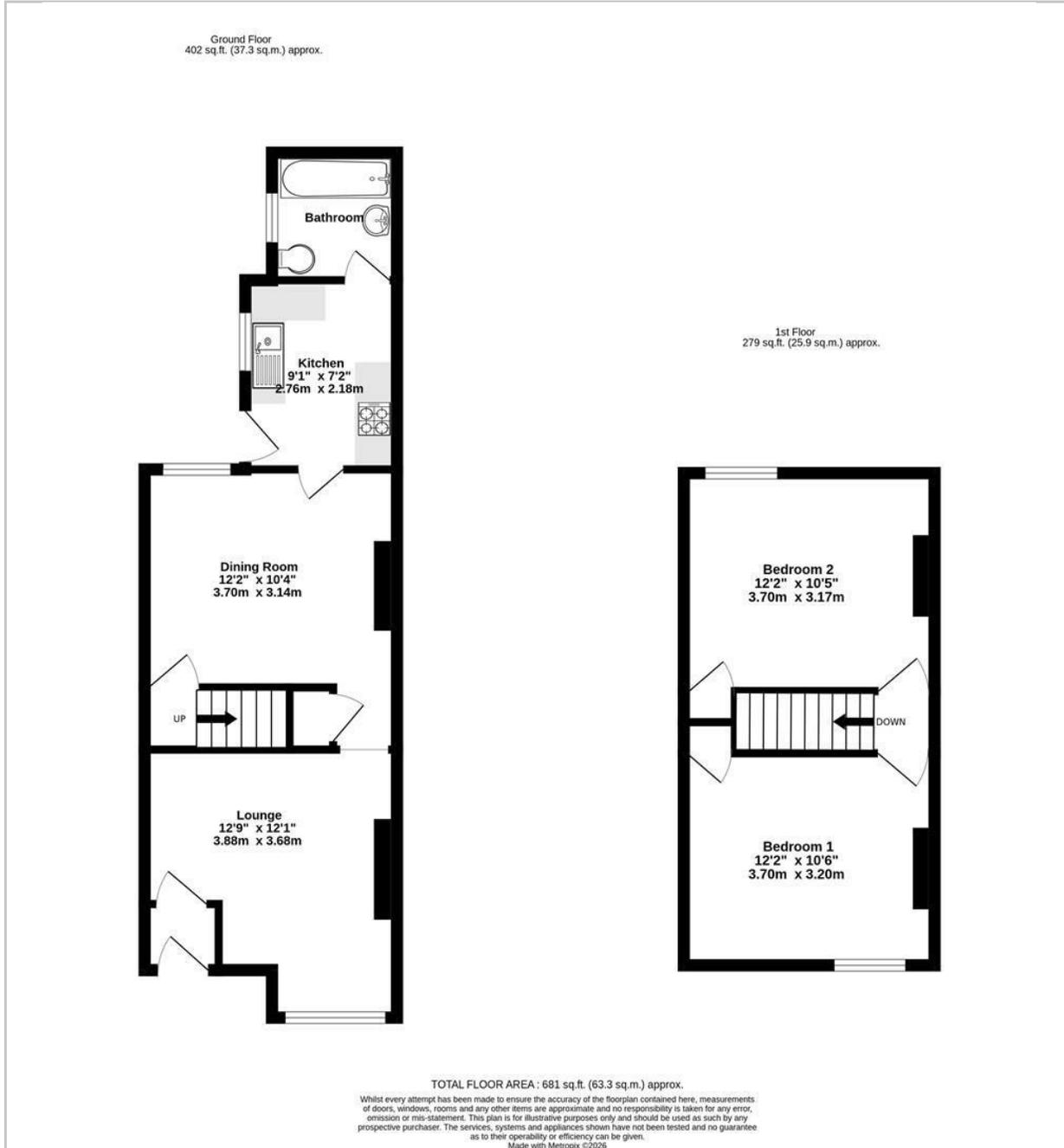
Traditional front forecourt, rear walled courtyard with brick boundary wall, gate to service alleyway and brick store

### **Agents Note**

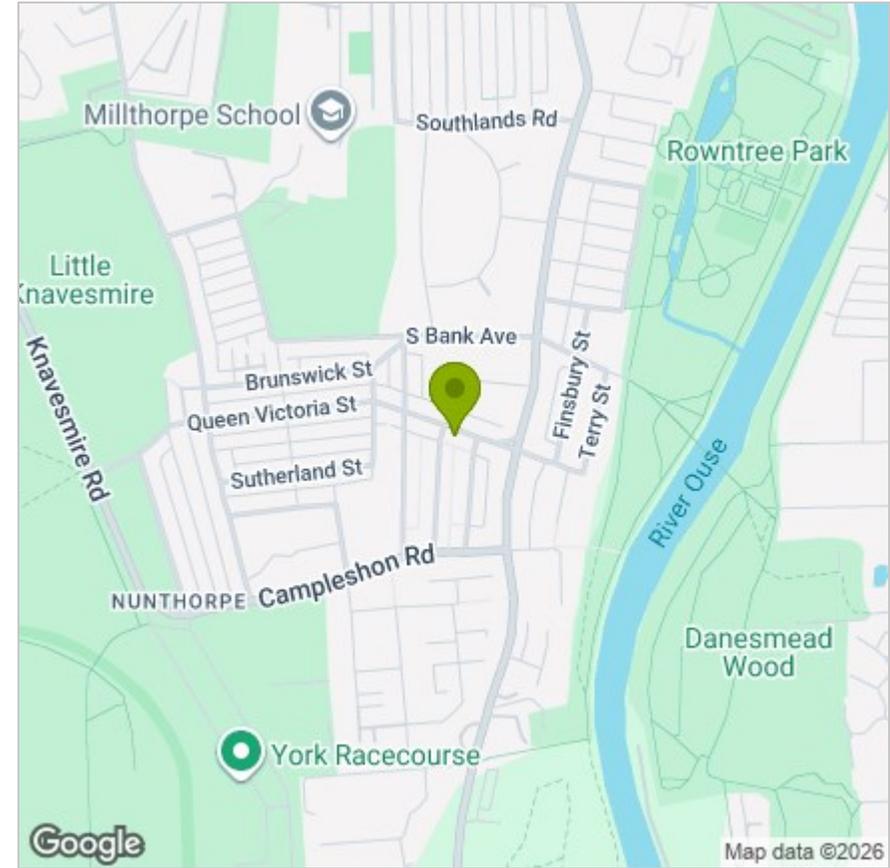
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	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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