



44 Lindley Street

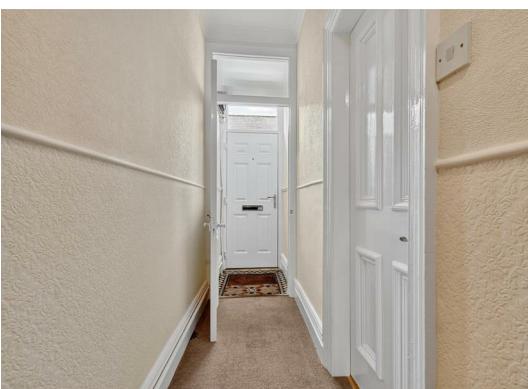
York, YO24 4JF

Guide Price £350,000



NO ONWARD CHAIN! PERIOD FEATURES, SOUGHT AFTER HOLGATE LOCATION. Offered for sale is this two bedrooomed period mid terraced house conveniently located for York city centre and Acomb front street as well as easy access to the Railway station, West Bank Park and popular schools. This well cared for house is sure to appeal to anyone looking for a characterful period home with potential with enhance or expand further.

The bright and spacious living accommodation comprises; entrance vestibule with 'Encaustic' tiling, long entrance hallway, lounge with bay window and feature fireplace, separate dining room, breakfast room, kitchen, first floor galleried landing, 15ft bedroom one, second double bedroom and large four piece house bathroom. To the outside is a traditional front forecourt and to the rear is a walled courtyard with useful brick store, flower borders and gate to service alleyway. An internal viewing to appreciate what is on offer is strongly recommended.



### **Entrance Vestibule**

Composite entrance door, tiled flooring, dado rail, glazed panelled door to;

### **Entrance Hallway**

Carpeted stairs to first floor, understairs cupboard, coving, double panelled radiator

### **Lounge**

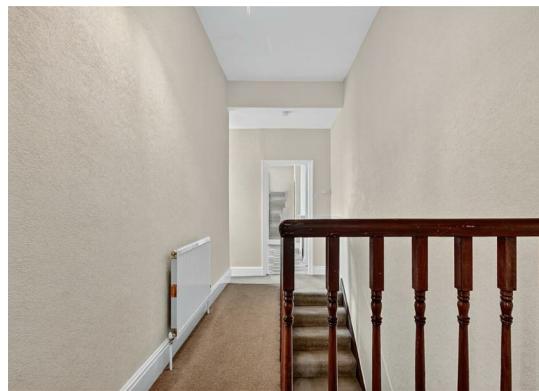
uPVC bay window to front, Period fireplace, coving, picture rail, double panelled radiator, TV and power points

### **Dining Room**

uPVC window to rear, carpeted flooring, double panelled radiator, power points

### **Breakfast Room**

Two uPVC windows to side, carpeted flooring, double panelled radiator, power points





### **Kitchen**

uPVC door to side, two windows to side, fitted wall and base units with countertop, stainless steel sink and draining board, space and plumbing for appliances, double panelled radiator, carpeted flooring, power points

### **First Floor Galleried Landing**

uPVC window to side, single panelled radiator, carpeted flooring, power points, loft access

### **Bedroom 1**

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

### **Bedroom 2**

uPVC window to rear, period fire, single panelled radiator, carpeted flooring, storage cupboard, power points

### **Bathroom**

uPVC window to rear, period fireplace, walk-in corner shower cubicle, panelled bath, low level WC, pedestal wash hand basin, towel radiator, vinyl flooring, single panelled radiator, storage cupboard housing gas combination boiler

### **Outside**

Gated front forecourt, rear walled courtyard, brick store, raised flower border, gate to service alleyway



## FLOOR PLAN

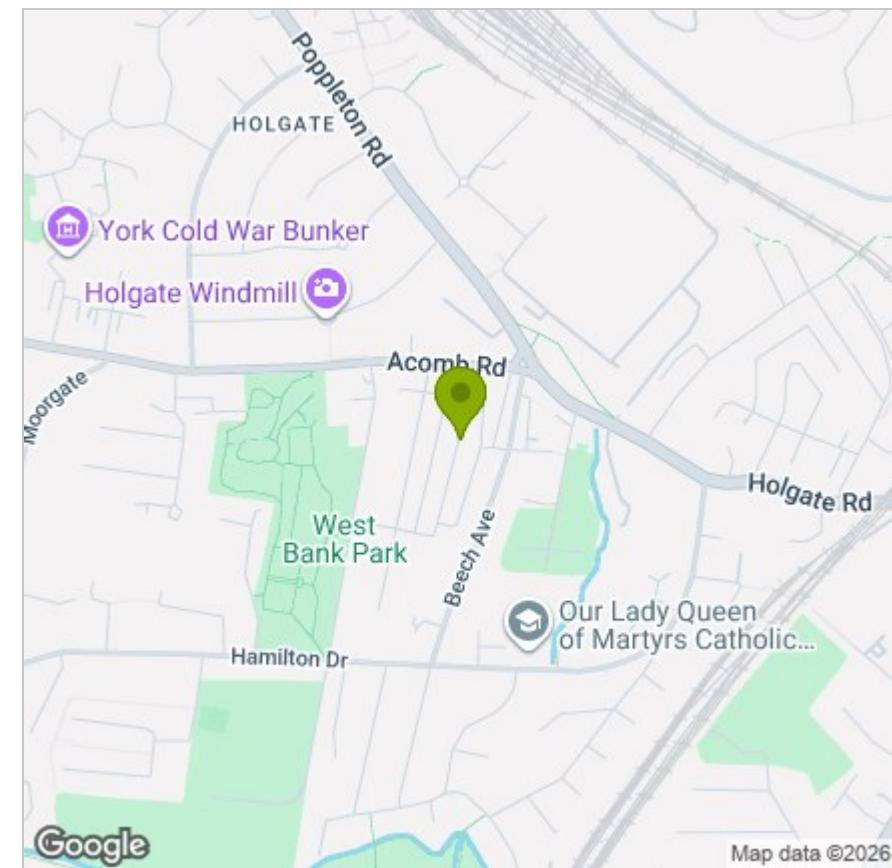
Ground Floor  
600 sq.ft. (55.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(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.