



5 Colenso Street
York, YO23 1AS

Guide Price £325,000

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Churchills are delighted to offer to the market this two double bedroom period terraced house, set in this highly sought after area of Clementhorpe, moments from Bishopthorpe Road shopping parade and Rowntree Park as well as a short distance to York's historic city centre and the Railway Station. The bright and spacious living accommodation comprises; entrance hallway, open-plan sitting/dining room, fitted kitchen, first floor galleried landing, two double bedrooms and three piece house bathroom. To the outside is a well-kept rear courtyard with brick stores and gate to service alleyway. An internal viewing is highly recommended.

Hallway

Lounge

10'4" x 9'3" (3.17m x 2.83m)

Dining Room

11'5" x 9'10" (3.48m x 3.01m)

Kitchen

9'6" x 7'1" (2.92m x 2.16m)

Bedroom 1

12'8" x 10'7" (3.87m x 3.25m)

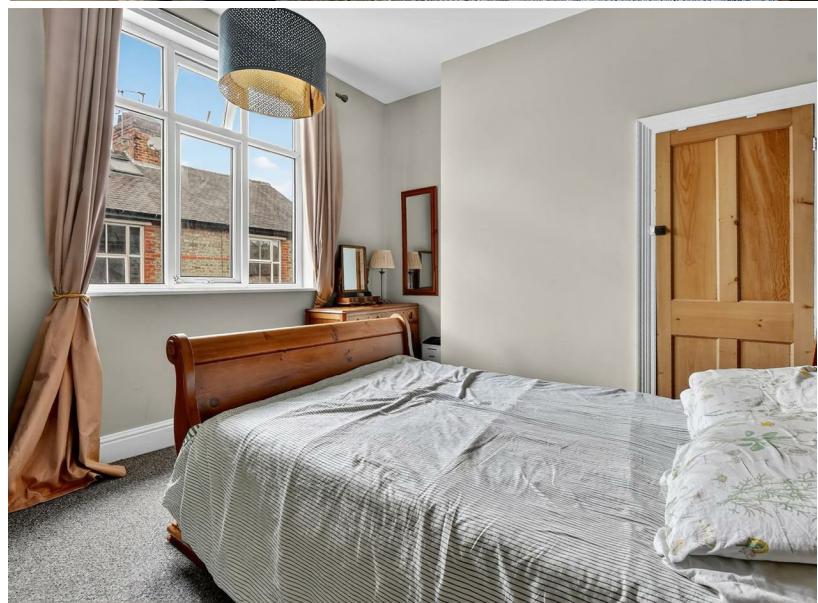
Bedroom 2

11'5" x 7'10" (3.50m x 2.41m)

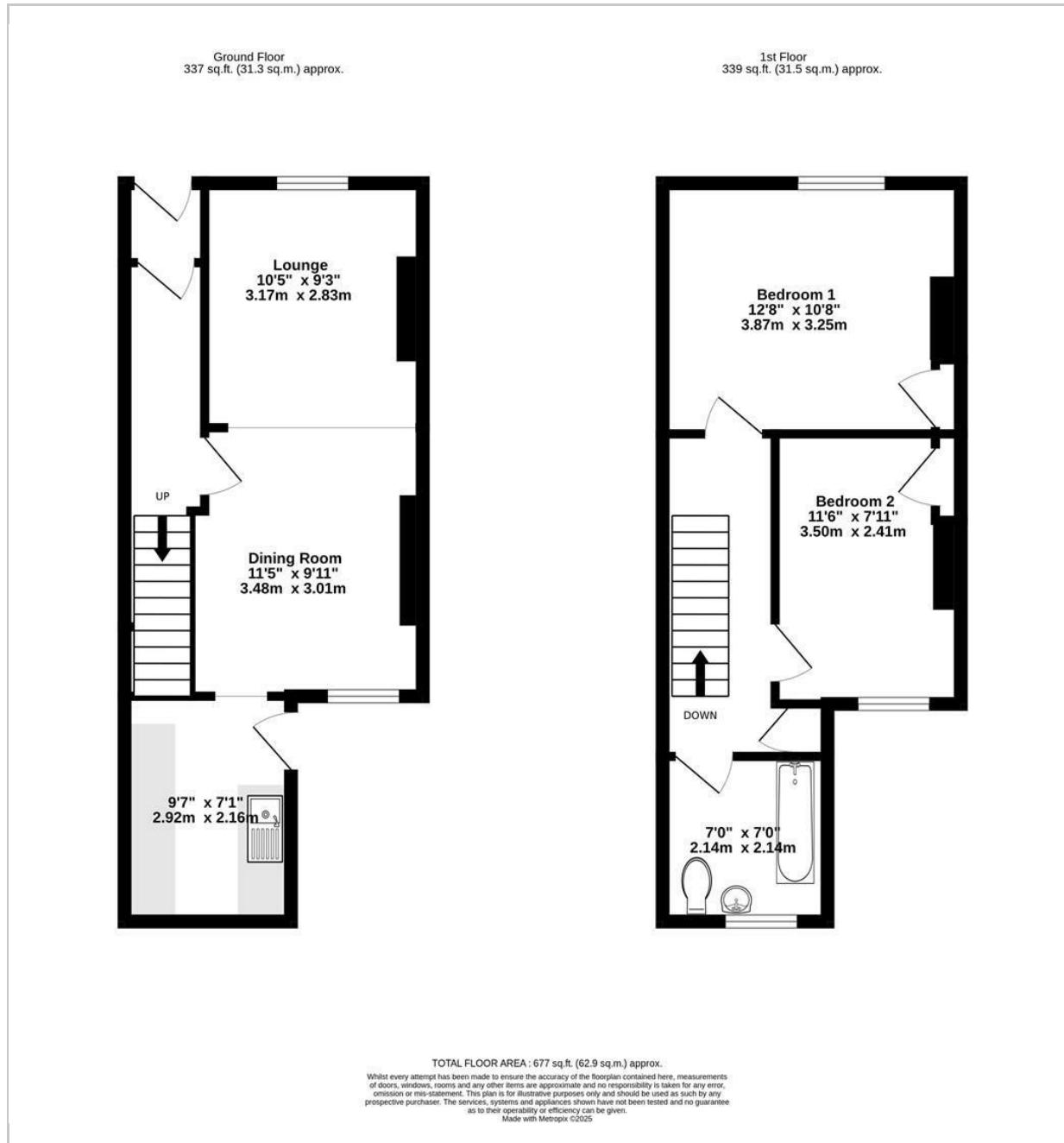
Bathroom

7'0" x 7'0" (2.14m x 2.14m)

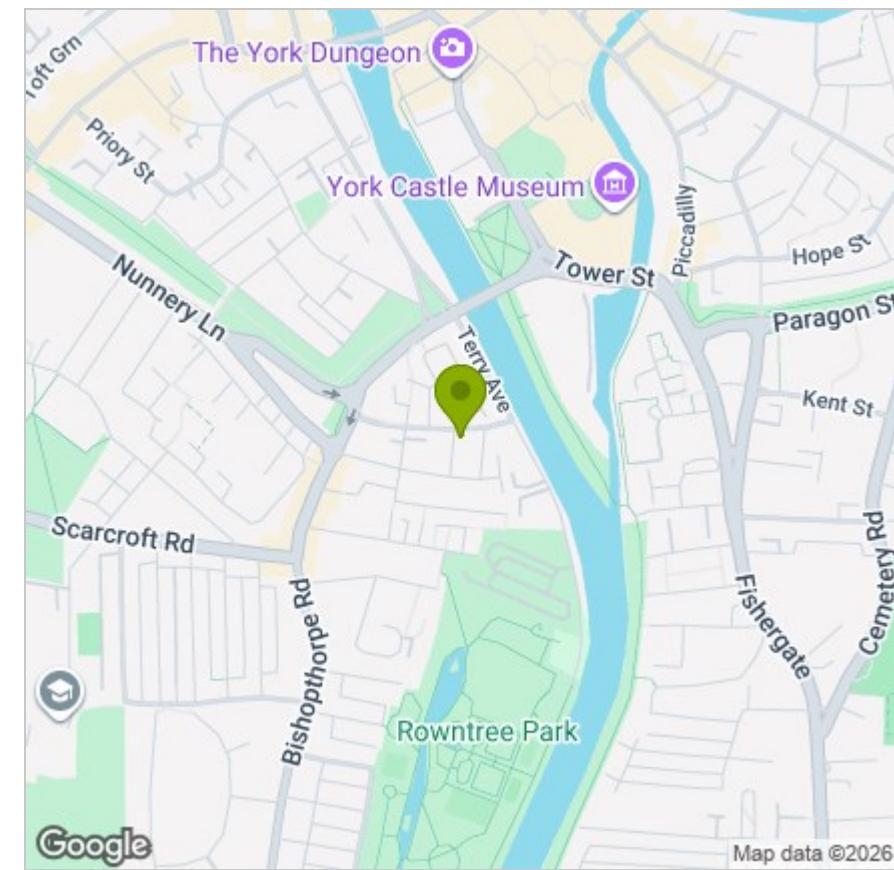




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	69
(69-80)	C	
(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

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