



37 Vine Street  
York, YO23 1BB

Guide Price £499,950



A FABULOUS LARGE 3 BEDROOM FORECOURTED PERIOD TOWN HOUSE WITH LARGE SOUTH FACING REAR COURTYARD. Set in one of York's most sought after locations next to the Bishy Road shopping parade and Rowntree Park and within a short walk of the railway station and in to the city centre. The property provides bright and tastefully presented living accommodation providing extremely spacious living accommodation comprising hallway, lounge with bay window, dining room, large fully fitted kitchen, breakfast room with french doors to courtyard, first floor galleried landing, 2 large bedrooms and family bathroom with roll top bath and walk in shower, second floor landing and 20' bedroom with sitting/study area.. Beautifully landscaped south facing large courtyard to rear. An internal viewing is highly recommended.

### Hallway

Entrance door, stairs to first floor. Patterned tiled floor. Doors to

### Lounge

14'9" x 12'2" (4.52m x 3.73m)

Bay window to front, ceiling cornicing

### Dining Room

12'11" x 12'6" (3.96m x 3.83m)

Window to rear, period style fireplace, original built in dresser to alcove with stripped pine doors. Stripped pine floor. Door to

### Kitchen

14'9" x 7'11" (4.50m x 2.42m)

Large kitchen with full range of fitted base and wall units with built in oven and hob, window to side. Door to

### Breakfast Room

9'2" x 7'6" (2.80m x 2.30m)

Window to side. French doors to courtyard

### First Floor Landing

Stairs to second floor, balustrade. Doors to





### **Bedroom 1**

15'8" x 12'11" (4.80m x 3.95m)  
Large master bedroom with window to front

### **Bedroom 2**

13'0" x 10'3" (3.98m x 3.13m)  
Double sized bedroom with window to rear

### **Bathroom**

Large family bathroom with roll top bath, walk in shower cubicle, vanity unit with wash hand basin, w.c., window to rear

### **Second Floor Landing**

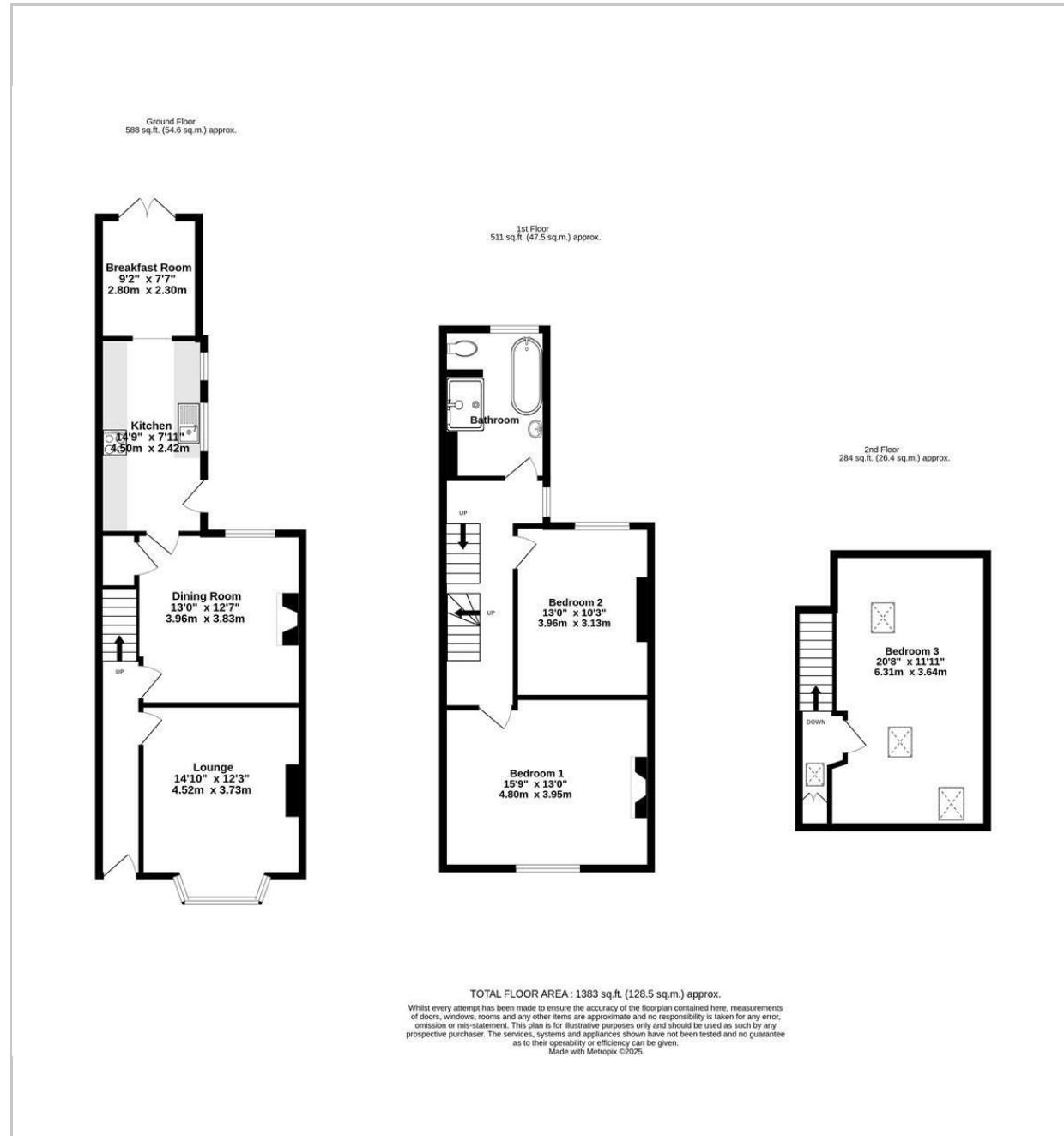
Door to

### **Bedroom 3**

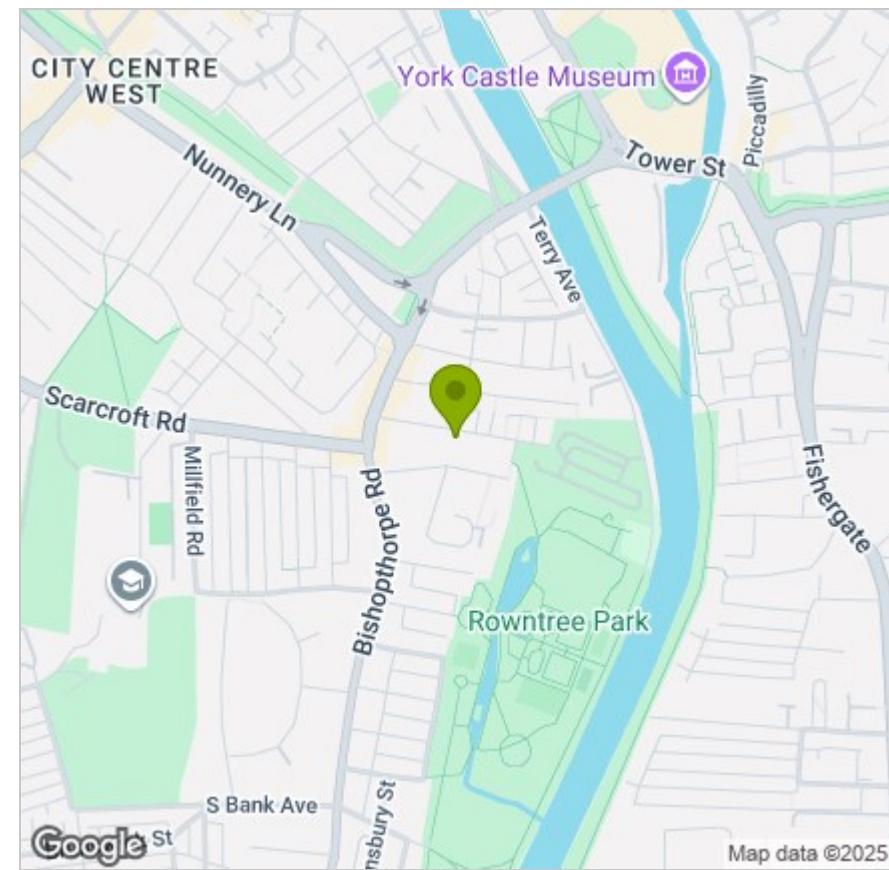
20'8" x 12'7" (6.31m x 3.84m)  
Large loft conversion giving generous double bedroom with sitting/study area



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	82
(69-80)	C	68
(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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