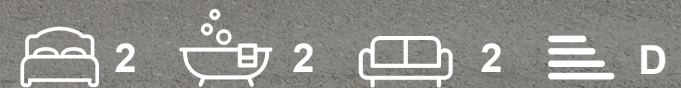




71 Albemarle Road  
York, YO23 1EP  
Guide Price £425,000





**NO ONWARD CHAIN AND WITH  
EXCEPTIONAL VIEWS OVER LITTLE  
KNAVESMIRE!**

An excellent opportunity in this superb residential area which is convenient for York City Centre, Bishopthorpe Road shopping parade and York Railway Station as well as popular schools and a thriving community. Retaining delightful period features, this well cared for period terrace comprises entrance vestibule with Encaustic Tiling; hallway; lounge with bay window, dining room, 16' fitted kitchen and wc/cloakroom.

1st floor galleried landing leading to 2 double bedrooms and a good sized 3 piece bathroom.

To the outside there is a traditional front forecourt and to the rear is a walled courtyard with brick stores and gated access to a service alley.

Early viewing is essential - please call Churchills Estate Agents today.

### **Entrance Vestibule**

Composite entrance door, tiled flooring, Dado rail, glazed panel door to lounge

### **Lounge**

12' x 11'6" (3.66m x 3.51m)

uPVC bay window to front, period fire with surround and tiled hearth, coving, picture rail, single panelled radiator, carpet and power points

### **Dining Room**

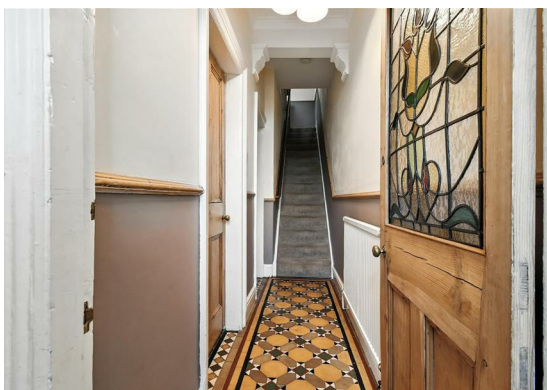
13' x 12' (3.96m x 3.66m)

uPVC window to rear, period fireplace with surround and stone hearth, double panelled radiator, carpets, power points and understairs cupboard.

### **Breakfast Kitchen**

16'3" x 8'1" (4.95m x 2.46m)

Fitted with wall and base units with counter top, stainless steel sink and drainer with mixer tap, space and plumbing for appliances, timber framed double glazed window to rear, uPVC window to side, double panelled radiator, power points, vinyl flooring, recessed spotlights







## Rear hallway with door to courtyard

### WC/Cloakroom

Opaque window to rear, low level WC, wash handbasin, vinyl flooring, electric heater and extractor fan

### 1st floor landing

uPVC window to rear, power points, loft access and carpets

### Bedroom 1

15'1" x 12' (4.60m x 3.66m)

uPVC windows, 2 double panelled radiators, timber floorboards, storage cupboard, coving, ceiling rose and power points

### Bedroom 2

13'3" x 9'6" (4.04m x 2.90m)

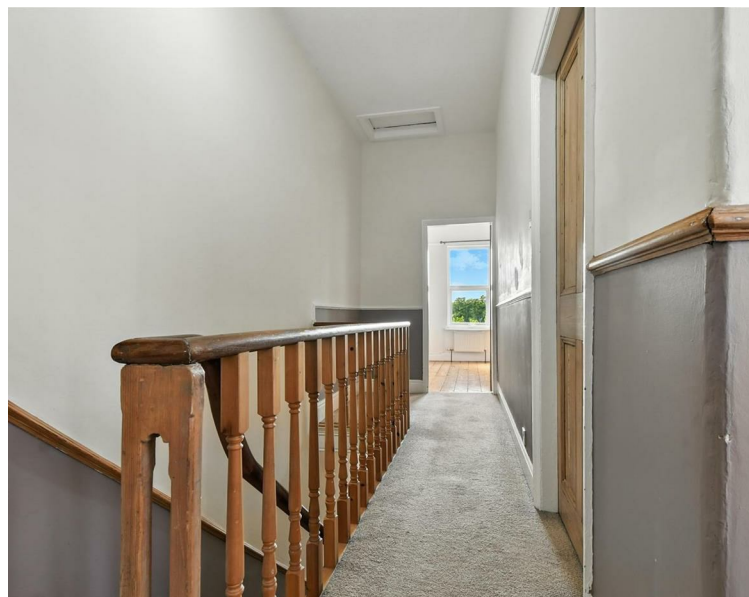
uPVC window to rear, double panelled radiator, carpets, power points, storage cupboard and carpet

### Bathroom

Opaque uPVC to side, panelled bath with mixer tap and shower head over, low level WC, pedestal washbasin, double panelled radiator, recessed spotlights, vinyl flooring, extractor fan, cupboard housing gas combi boiler and storage.

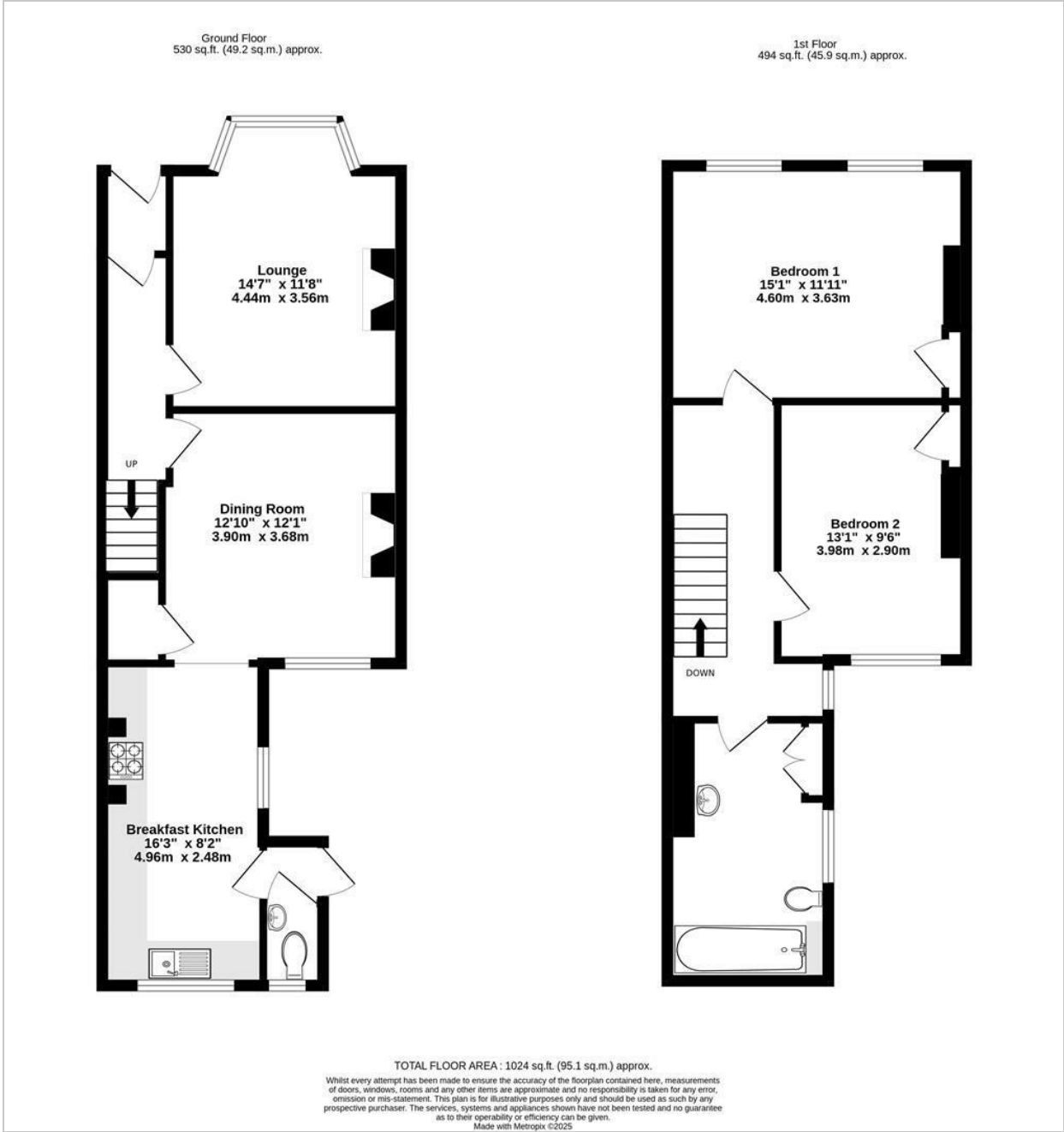
### Outside

Front forecourt with views over Little Knavesmire, rear paved courtyard garden, brick stores and gate to service alleyway

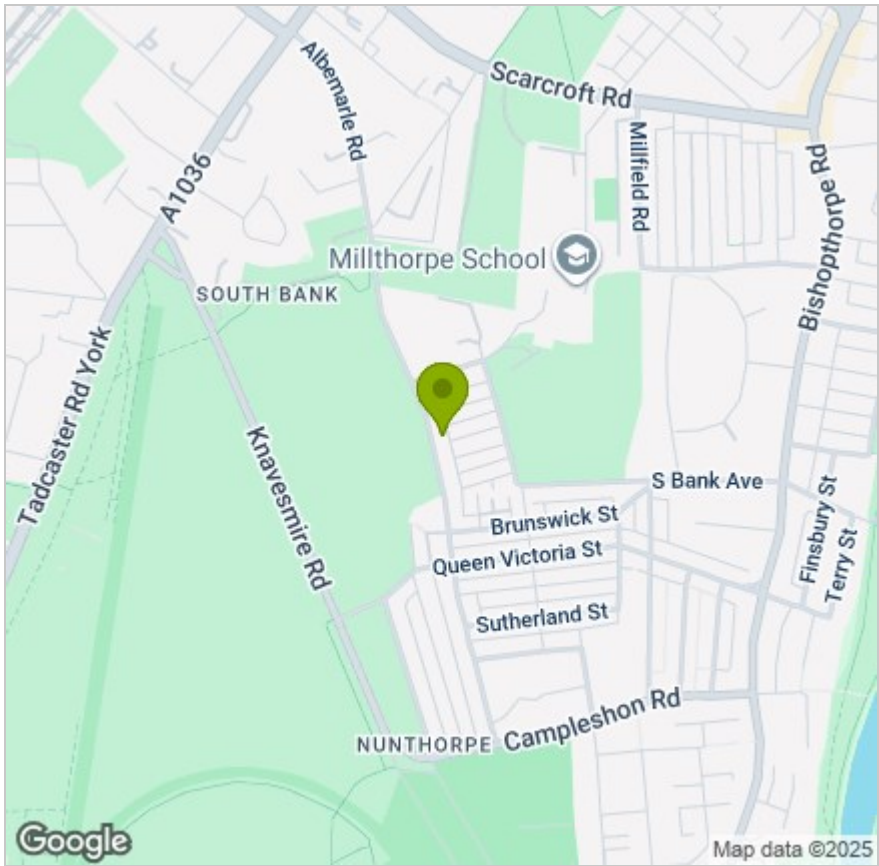




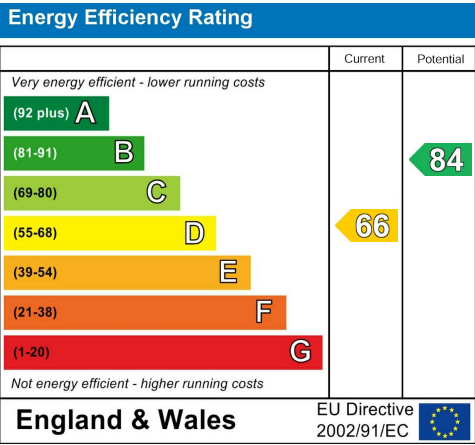
FLOOR PLAN



LOCATION



EPC



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