



13 Gray Street  
York, YO23 1BN

Guide Price £350,000



## Charming 2-Bedroom Terrace in Prime Location

This delightful 2-bedroom terrace tucked away on this quiet residential street and offering a perfect blend of comfort and convenience situated in arguably one of York's most sought after locations and ideally positioned close to a variety of local amenities such as independent shops, restaurants, bars, York city centre and York Railway Station. With a welcoming atmosphere and well-proportioned rooms, this home is perfect for those looking for a cosy living space in a bustling neighbourhood and has been beautifully maintained by the current owners.

The property comprises two spacious double bedrooms – Ideal for small families, couples, or young professionals. With a bright and airy living/dining room offering a comfortable space for relaxing and entertaining. A modern fitted kitchen – with lots of natural light and providing plenty of storage.

Private pretty enclosed rear courtyard – a perfect spot for outdoor dining, entertaining and gardening. Perfect Location – within easy walking distance of local shops, schools, parks, public transport, local cafés. Excellent transport links – easy access to nearby bus and train stations.

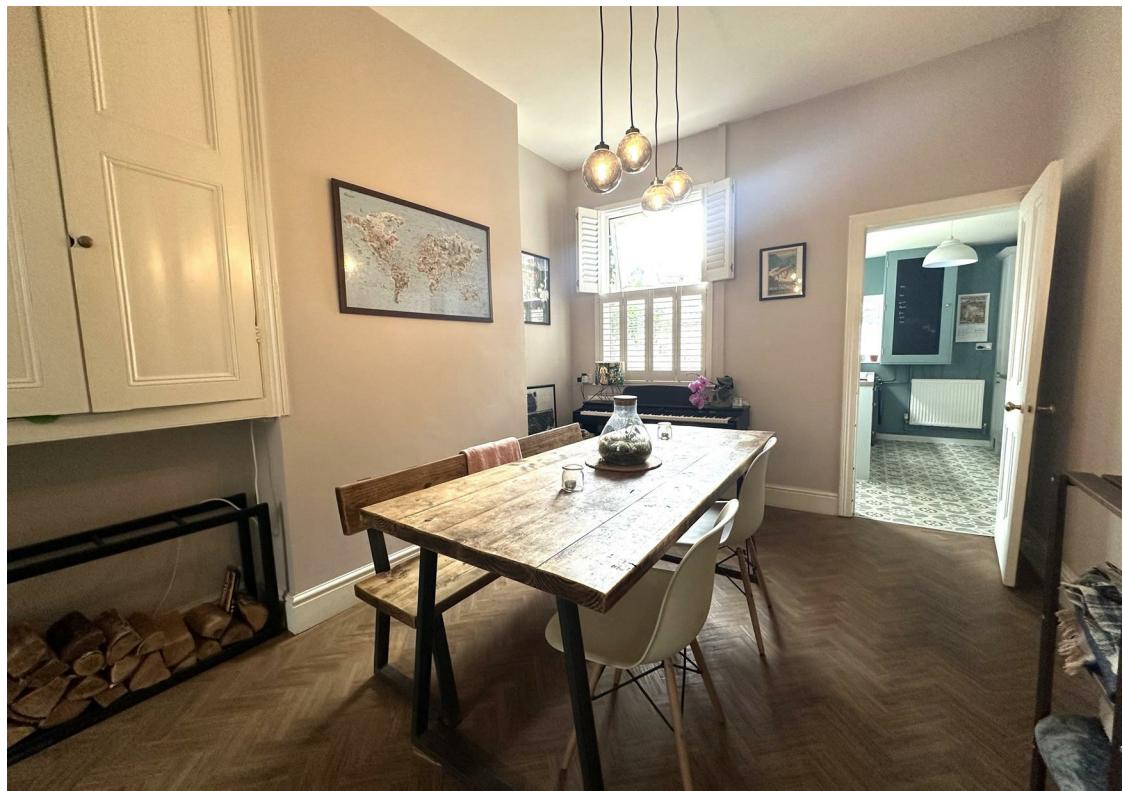
Perfect for those who want a low-maintenance home without compromising on location or accessibility! Early viewing recommended to appreciate the accommodation on offer.

### Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

### Entrance Hallway

Entrance door, tiled flooring, coving to ceiling, central heating radiator





### Lounge

Featuring combi fuel burning stove, uPVC double glazed sash window to front, shutters to window, parquet attic flooring, central heating radiator, TV and power points, opening to;

### Dining Room

uPVC double glazed window to rear, shutters to window, built-in original cupboard, parquet amtico flooring, central heating radiator, power points

### Kitchen

Well fitted with an excellent range of matching wall mounted and base units incorporating roll top work surfaces, tiled splash backs, built-in electric oven and 4 ring gas hob, extractor fan over, plumbing for washing machine, built-in fridge/freezer, cupboard housing combination boiler, uPVC double glazed window to side and rear, stainless steel sink and draining board, walk-in understairs cupboard, vinyl flooring, power points

### First Floor Landing

Window to side, stripped wood stairwell, loft access with drop down ladder and light

### Bedroom 1

uPVC double glazed sash window to front, shutters to window, central heating radiator, power points

### Bedroom 2

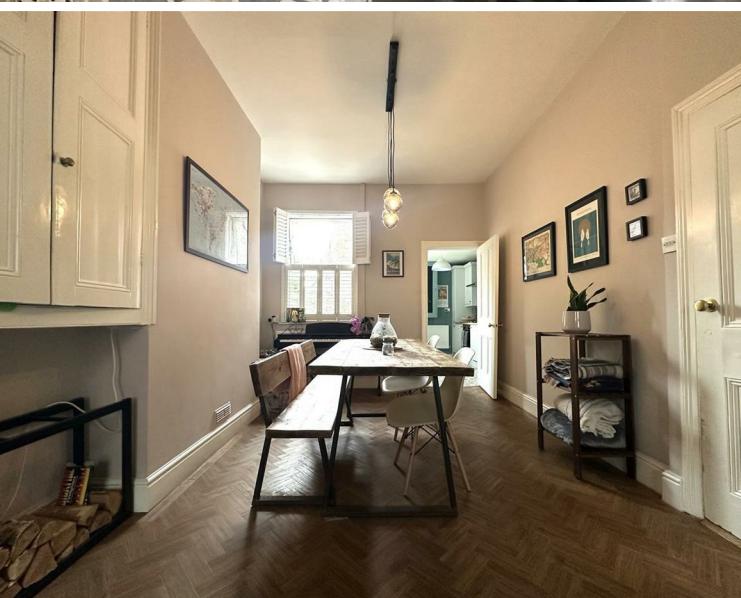
uPVC sash window to rear, shutter to window, stripped wood flooring, power points

### Bathroom

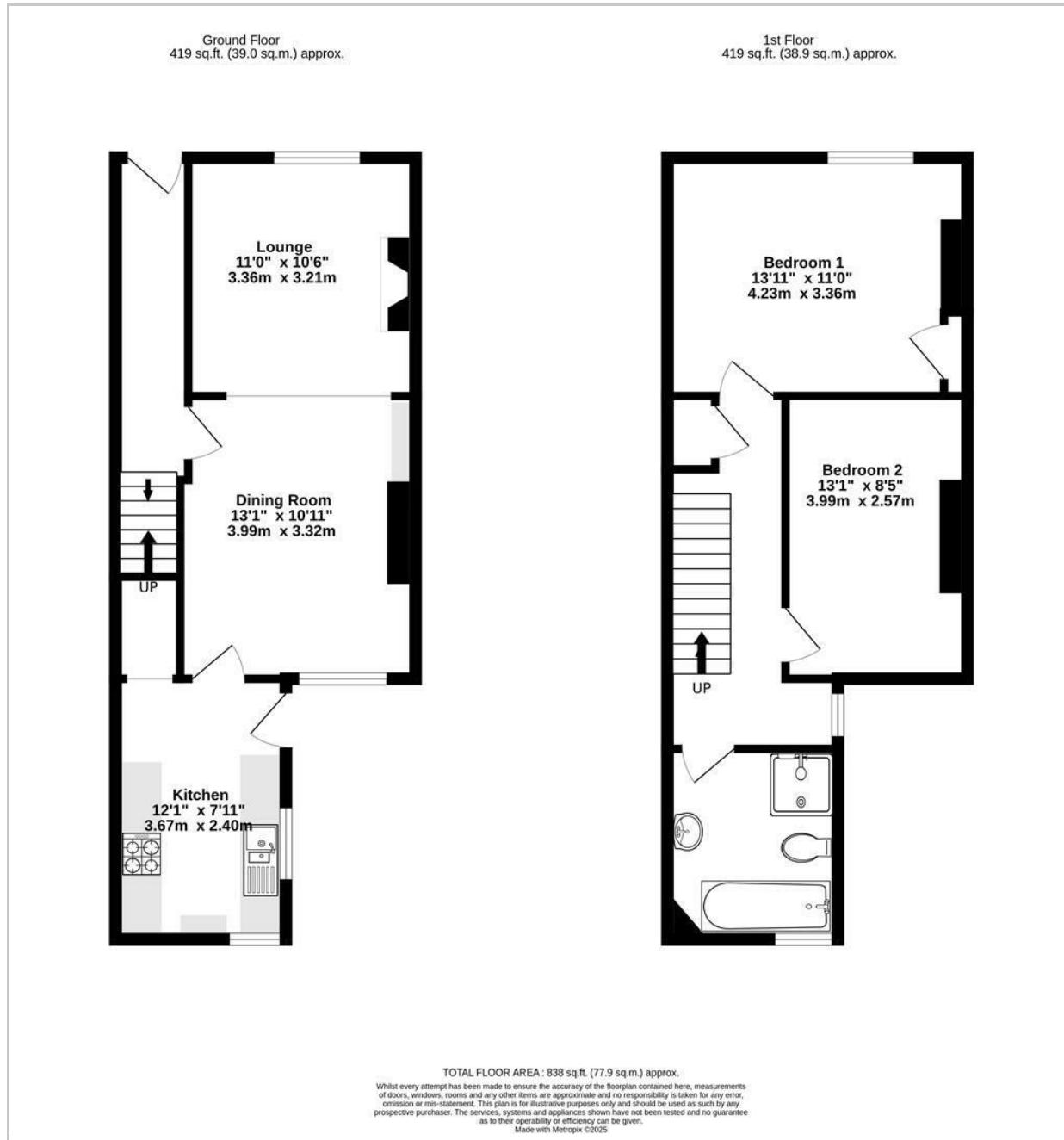
Beautifully presented 4 piece bathroom consisting of slipper bath with mixer tap, sink set in vanity unit, walk-in shower, low level WC, part tiled walls, tiled flooring, spotlights to ceiling, wall mounted towel rail, window to rear

### Outside

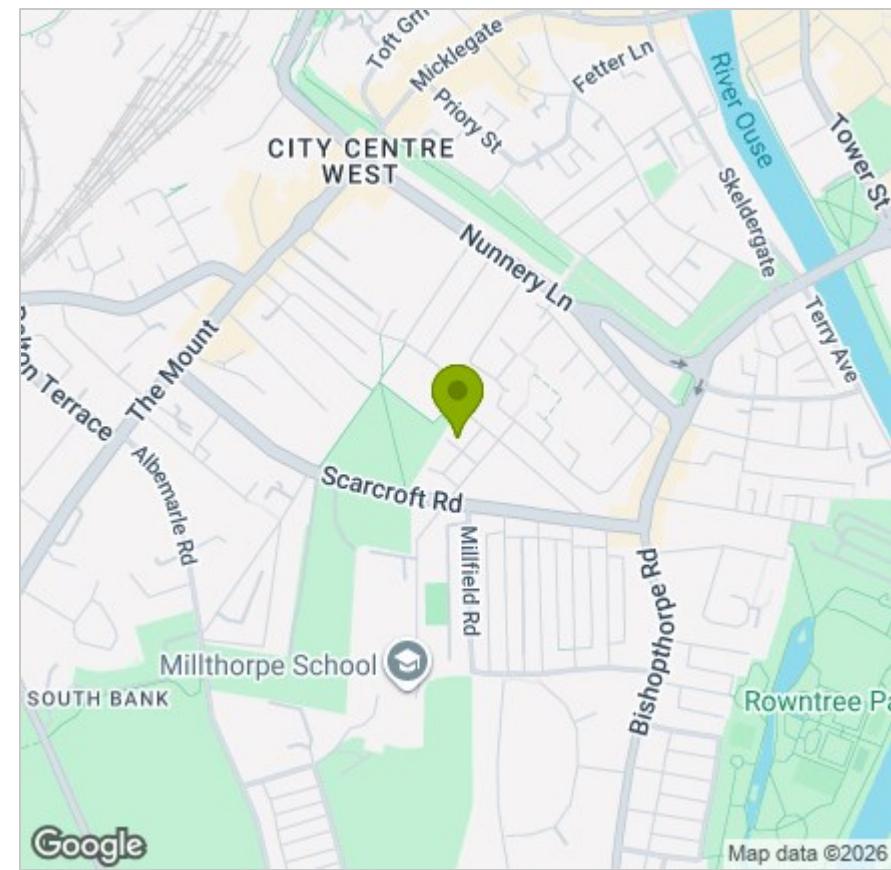
Fully enclosed pretty sunny rear courtyard garden with patio seating area, pebbled borders, timber gate to service alleyway, brick built outhouse with power



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(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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