



34 Grosvenor Terrace

York, YO30 7AG

£575,000

6 6 2 D

NO ONWARD CHAIN! A superb opportunity to personalise and improve this imposing six bedroom townhouse on sought after Grosvenor Terrace off Bootham and close to York's historic city walls, nearby prestigious schools and railway station. Offering a vast amount of potential to enhance and extend, the property comprises; entrance vestibule, entrance hallway, 16ft sitting room with bay window, dining room/ground floor bedroom with en-suite, breakfast kitchen, utility, first floor galleried landing, three first floor bedrooms with en-suites, second floor landing with three further bedrooms and two additional shower rooms.

To the outside is a traditional gated front forecourt and rear courtyard. An accompanied viewing is essential to appreciate the opportunity on offer. Please call Churchills Estate Agents today to book your viewing.

#### 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 Vestibule

Entrance door, carpeted flooring, coving, glazed panelled door to;

#### Entrance Hallway

Single panelled radiator, corbels, carpeted flooring, stairs to first floor, understairs cupboard, power points

#### Lounge

Slide sash bay window to front, gas fire with surround, ceiling rose, coving, picture rail, double panelled radiator, exposed timber floorboards, power points

#### Dining Room (Ground Floor Bedroom)

Slide sash window to rear, carpeted flooring, double panelled radiator, coving, ceiling rose, picture rail, power points

#### En-Suite

Low level wc, wash hand basin, walk-in shower cubicle

#### Breakfast Kitchen

uPVC French doors to courtyard, fitted wall and base units, freestanding range cooker, stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, recessed spotlights, double panelled radiator, tiled flooring, power points





### Utility Room

Window to side, double panelled radiator, plumbing and power for appliances, tiled flooring

### First Floor Landing

Carpeted flooring, power points, storage cupboard, airing cupboard

### Bedroom 1

Bay window to front, ceiling rose, coving, picture rail, carpeted flooring, single panelled radiator, power points

### En-Suite

Slide sash window to front, pedestal wash hand basin, shower cubicle, low level wc, tiled flooring, towel radiator

### Bedroom 2

Slide sash window to rear, pedestal wash hand basin, carpeted flooring, double panelled radiator, power points

### Shower En-Suite

Shower cubicle, low level wc

### Bedroom 3

Slide sash windows to side and rear, fitted wardrobes, carpeted flooring, radiator

### Second Floor Landing

Slide sash window to rear, carpeted flooring, door to;

### Bedroom 4

Slide sash window to front, wash hand basin, ceiling rose, coving, double panelled radiator, carpeted flooring, power points

### Shower En-Suite

Shower cubicle, low level wc, tiled flooring, tiled walls, towel radiator

### Bedroom 5

Slide sash window to rear, double panelled radiator, carpeted flooring, power points

### Bedroom 6

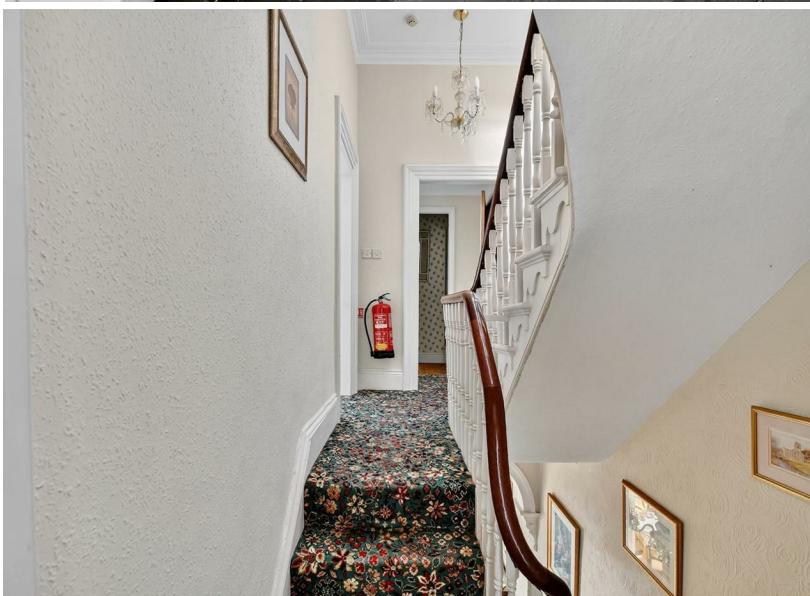
Slide sash window to front, wash hand basin, carpeted flooring, power points

### Shower Room

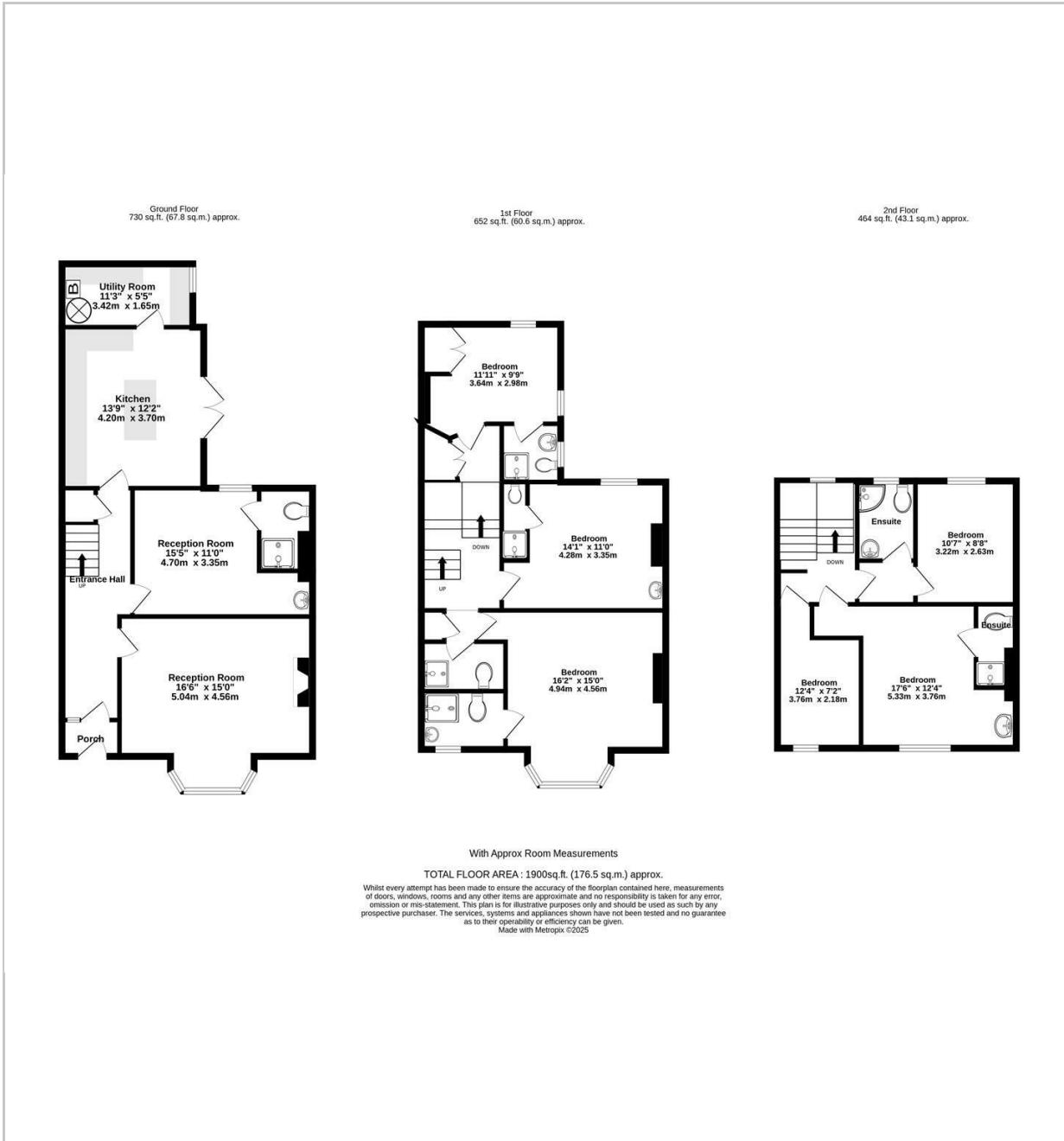
Window to rear, corner shower cubicle, low level wc, wash hand basin, vinyl flooring, recessed spotlights, towel radiator

### Outside

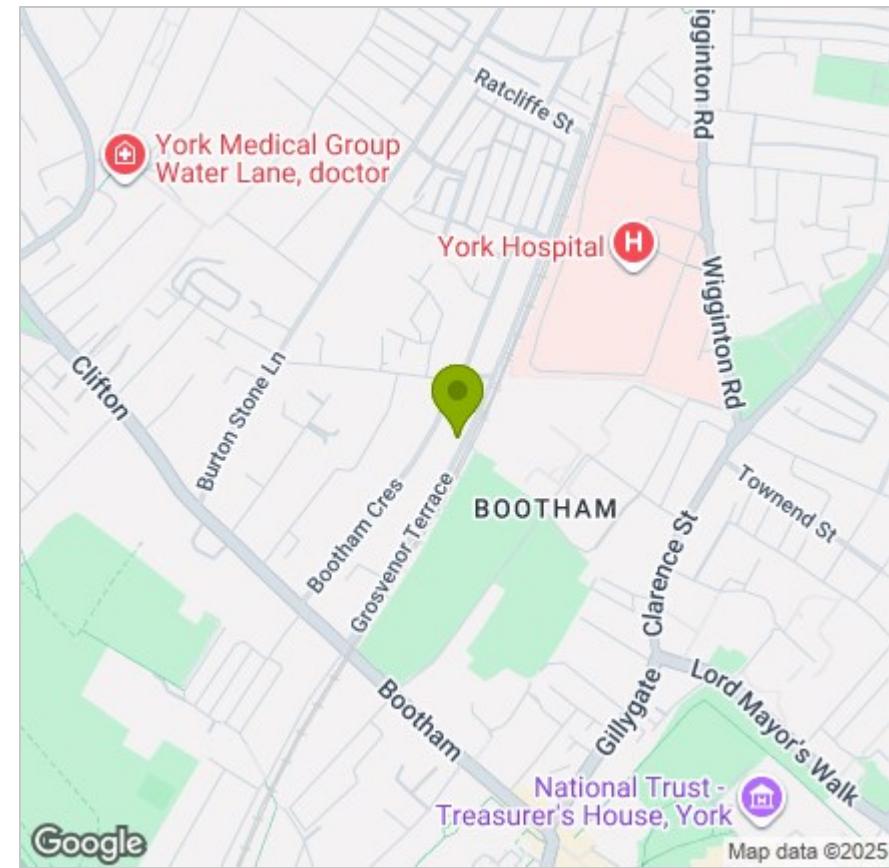
Gated front traditional forecourt, rear walled courtyard garden with gate to service alleyway



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(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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