






51 Frances Street

York, YO10 4DP

**Guide Price £320,000**

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**HIGHLY SOUGHT AFTER FULFORD LOCATION! SOUTH FACING COURTYARD!**  
 We as Agents are delighted to have the opportunity to present to the market this ever popular style of period terraced property, arranged over 3 floors and having 3 bedrooms and a loft conversion. The property has the benefit of uPVC double glazing and gas central heating and briefly comprises entrance vestibule, living room with sash window to front offering plenty of natural light, dining kitchen with fitted wall and base units, rear lobby with composite door to rear courtyard garden, family bathroom with underfloor heating and walk in shower cubicle, first floor landing with two double bedrooms, a single bedroom plus a separate WC whilst a further set of stairs lead to the loft conversion offering an extra office space and plenty of under eaves storage. Outside the property boasts a good sized courtyard garden with brick built outbuilding and access to the service alley. An early viewing is highly recommended to fully appreciate this period home!



### Entrance Hall

Composite entrance door, stairs to first floor. Doors to;

### Lounge

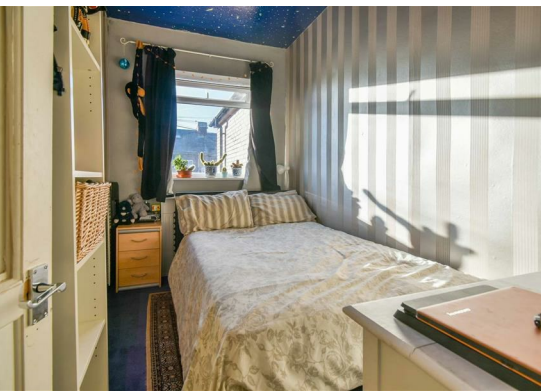
12'4 x 9'7 (3.76m x 2.92m)  
 uPVC double glazed window to front, TV point, power points, double panelled radiator. Karndean flooring.

### Dining Kitchen

13' x 9' (3.96m x 2.74m)  
 uPVC double glazed window to rear, base and wall mounted units, cupboard housing combi boiler, power points, double panelled radiator. Door to;

### Rear Lobby

Composite door to courtyard. Further door to;





### **Bathroom**

uPVC opaque double glazed window to side, walk in shower cubicle with power shower, vanity unit housing wash hand basin, low level WC, towel rail, Italian tiled walls and floor with under floor heating.

### **First Floor Landing**

Doors to;

### **Bedroom 1**

13'3 x 9'1 (4.04m x 2.77m)

uPVC double glazed window to front, power points, single panelled radiator. Carpet.

### **Bedroom 2**

6'5 x 9'9 (1.96m x 2.97m)

uPVC double glazed window to rear, power points, single panelled radiator. Carpet.

### **Office/Bedroom 3**

uPVC double glazed window to rear, power points, single panelled radiator. Carpet.

### **Loft Room**

Velux window, under eaves storage, power points. Carpet.

### **Outside**

South facing courtyard with outside lighting and outside tap and a brick built shed with electrics.

