



6 Aldreth Grove*

York, YO23 1LB

£535,000

3 1 2 D

An impressive three bedroom, period terrace with forecourt on this quiet residential street just off Bishopthorpe Road and moments away from Rowntree Park. The property has recently been upgraded to a very good standard throughout to provide superb living accommodation as well as bright and spacious rooms. Within the immediate area of the house is 'Bishy Road' shopping parade, popular schools and amenities as well as a short walk to the railway station and into York's historic city centre. The bright and spacious accommodation fully comprises entrance vestibule with encaustic tiles, entrance hallway, lounge with bay window, dining room, 18' kitchen with double doors out to the courtyard, first floor landing, three double bedrooms, three piece house bathroom and a second floor accessible loft. To the outside is a traditional front forecourt whilst to the rear is a landscaped courtyard. An internal viewing is highly recommended.

Entrance Vestibule



Entrance Hall

Lounge

14'8 x 10'9 (4.47m x 3.28m)

Dining Room

12'1 x 11'3 (3.68m x 3.43m)

Kitchen

18'1 x 8'6 (5.51m x 2.59m)

First Floor Landing

Bedroom 1

14'2 x 12'2 (4.32m x 3.71m)

Bedroom 2

12'4 x 8'2 (3.76m x 2.49m)

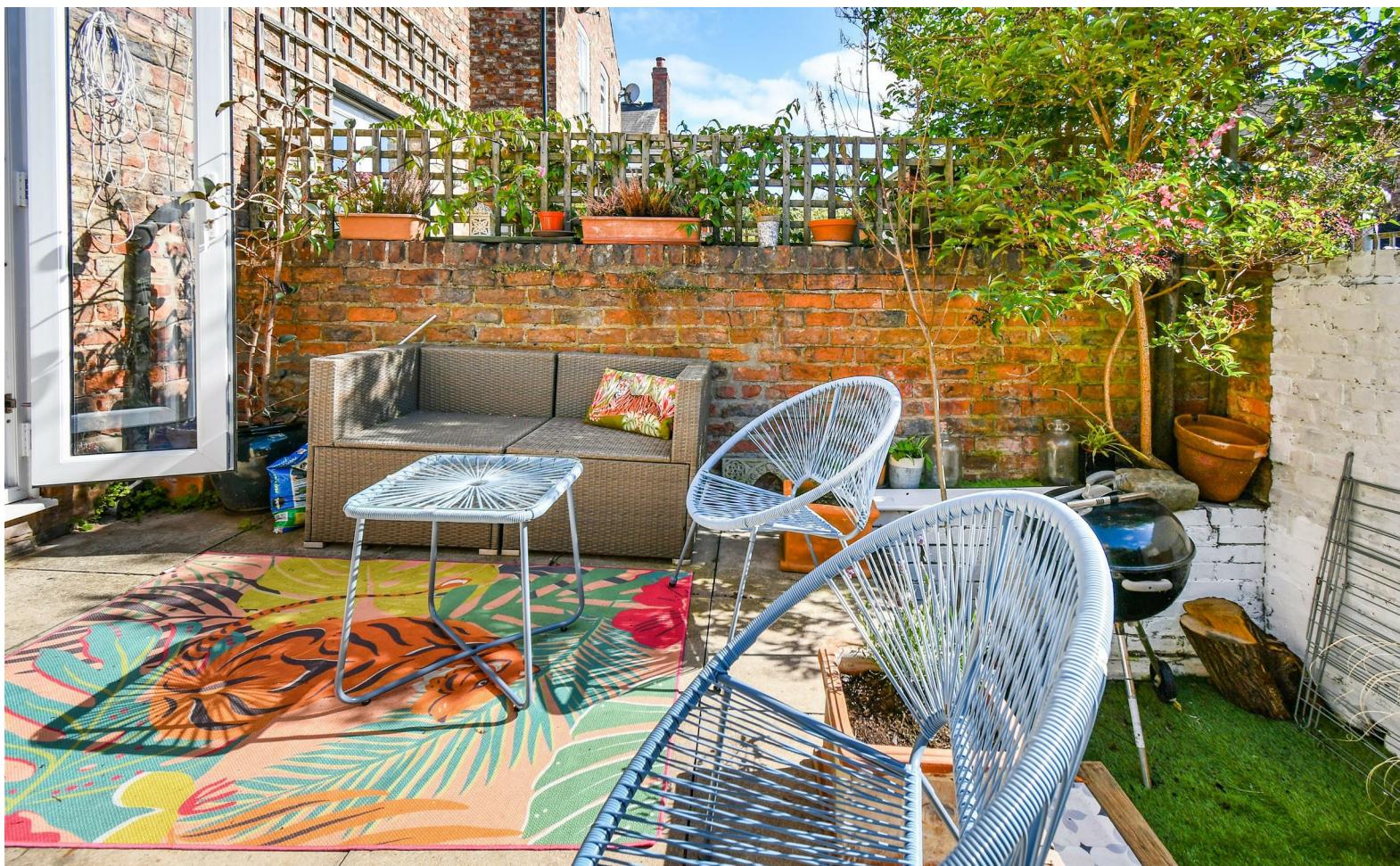
Bathroom

Bedroom 3

12'7 x 8'6 (3.84m x 2.59m)

Second Floor Landing



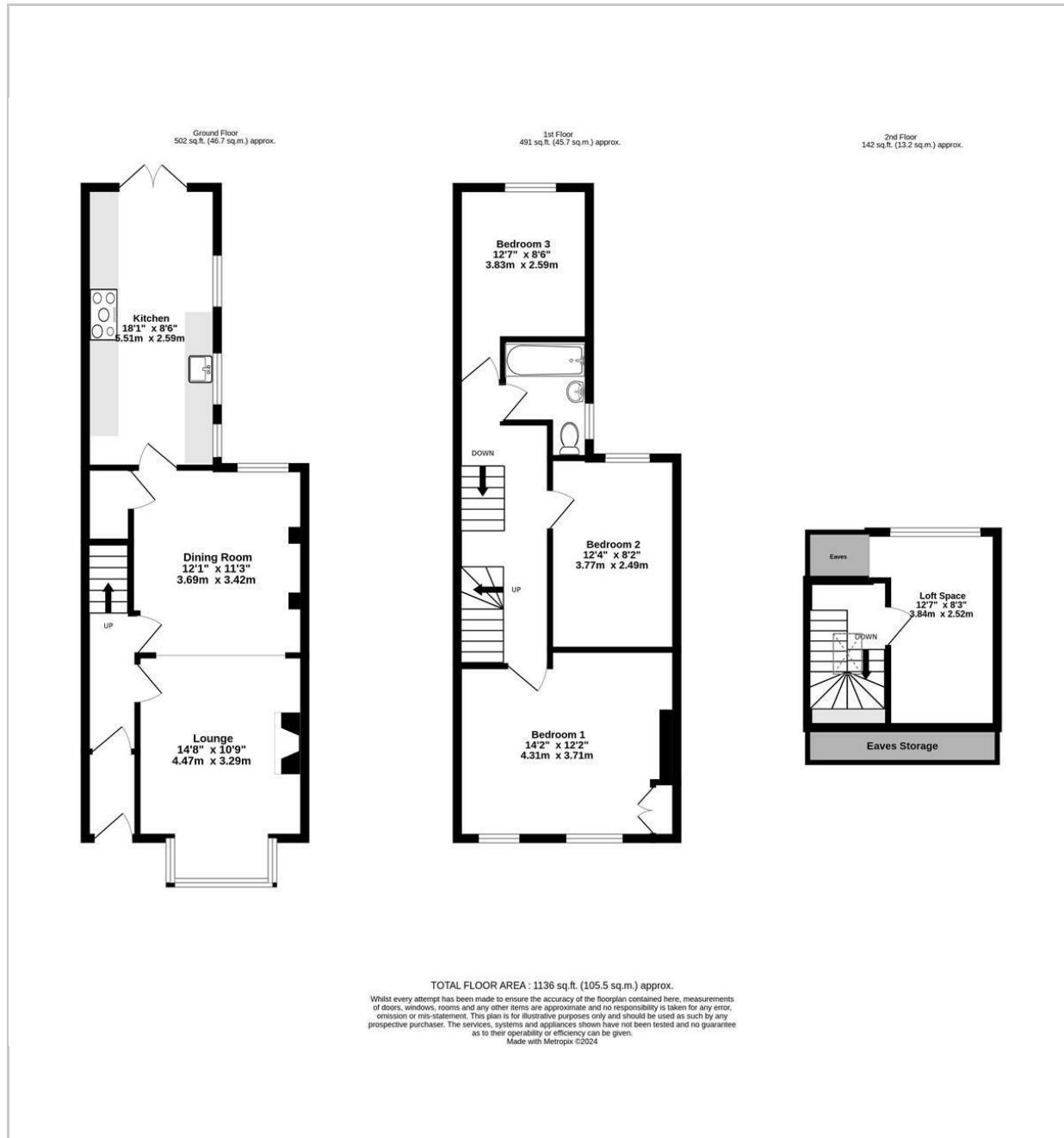


Loft
12'7 x 8'3 (3.84m x 2.51m)

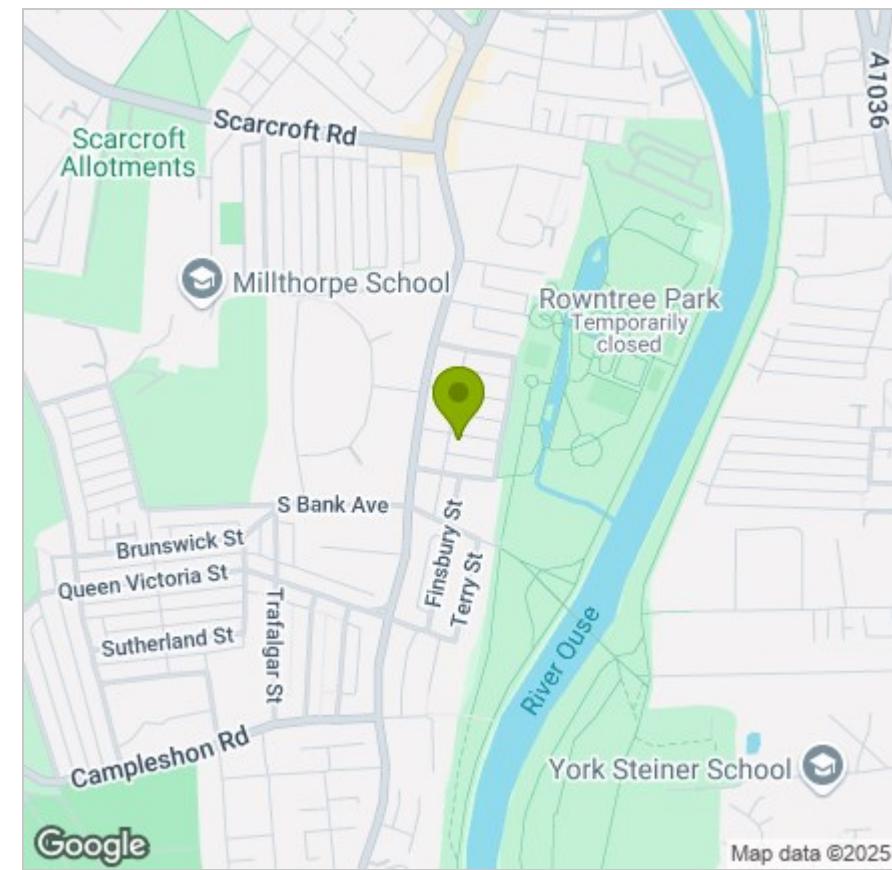
Rear Courtyard



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		65
(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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