



14 Trafalgar Street  
York, YO23 1HT  
**Guide Price £275,000**



A LARGER THAN AVERAGE 2 BEDROOM PERIOD MID TERRACE HOUSE WITH A LONG REAR COURTYARD SET IN THIS SOUGHT AFTER LOCATION CLOSE TO POPULAR LOCAL AMENITIES AND WITHIN WALKING DISTANCE OF THE CITY CENTRE. The property has recently had upgrading works to include full redecoration and newly fitted kitchen, has the benefit of gas central heating and uPVC double glazing and comprises entrance hall, lounge, separate dining room, kitchen with high gloss fronted units and built in oven and hob, bathroom with white suite, landing, 2 large bedrooms with original fireplaces. Large walled rear yard with patio area. An internal viewing is recommended.

#### 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.

#### Hallway

Entrance door, stairs to first floor. Doors to

#### Lounge

10'1" x 10' (3.07m x 3.05m)

Window to front

#### Dining Room

13'2" x 10'5" (4.01m x 3.18m)

Window to rear, understair storage cupboard. Doorway to

#### Kitchen

10' x 6' (3.05m x 1.83m)

Newly fitted units comprising sink unit, high gloss fronted base and wall units, laminated work surfaces, built in oven and hob, window to side. Door to







### **Bathroom**

Suite in white comprising panelled bath with shower above, wash hand basin, w.c., window to side

### **Landing**

Doors to

### **Bedroom 1**

13'2" x 10'5" (4.01m x 3.18m)

Window to rear, linen cupboard housing gas central heating boiler, built in cupboard, period fireplace

### **Bedroom 2**

13'2" x 10' (4.01m x 3.05m)

Window to front, built in cupboard, original fireplace

### **Outside**

Large walled rear courtyard with patio area

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FLOOR PLAN

