



89 Lincoln Street Leeman Road
York, YO26 4YP

£220,000

2 1 1 D

NO ONWARD CHAIN - TWO DOUBLE BEDROOM, TWO RECEPTION ROOM TERRACED HOUSE - Set in this popular residential area, close to riverside walks and convenient for the city centre and the Railway station and the new York Central development. This period property is suitable for first time buyers and investors alike with benefits including gas central heating and uPVC double glazing.

The bright and airy living accommodation briefly comprises lounge, dining room, kitchen, rear hallway, three piece bathroom suite, first floor landing and two double bedrooms. To the rear is a walled courtyard with gate to service alley. Free on street parking is available .

An internal viewing of this quality property is highly recommended.

Lounge

Entrance door, uPVC window to front, gas fire with surround, laminate, power points, double panelled radiator



Dining Room

uPVC window to rear, carpeted flooring, radiator, power points, understairs cupboard, stairs to first floor



Kitchen

Window to side, wall and base units, countertop, stainless steel draining board, tiled flooring, wall mounted gas combination boiler, space and plumbing for appliances



Rear Hallway

uPVC door to courtyard, double panelled radiator, tiled flooring

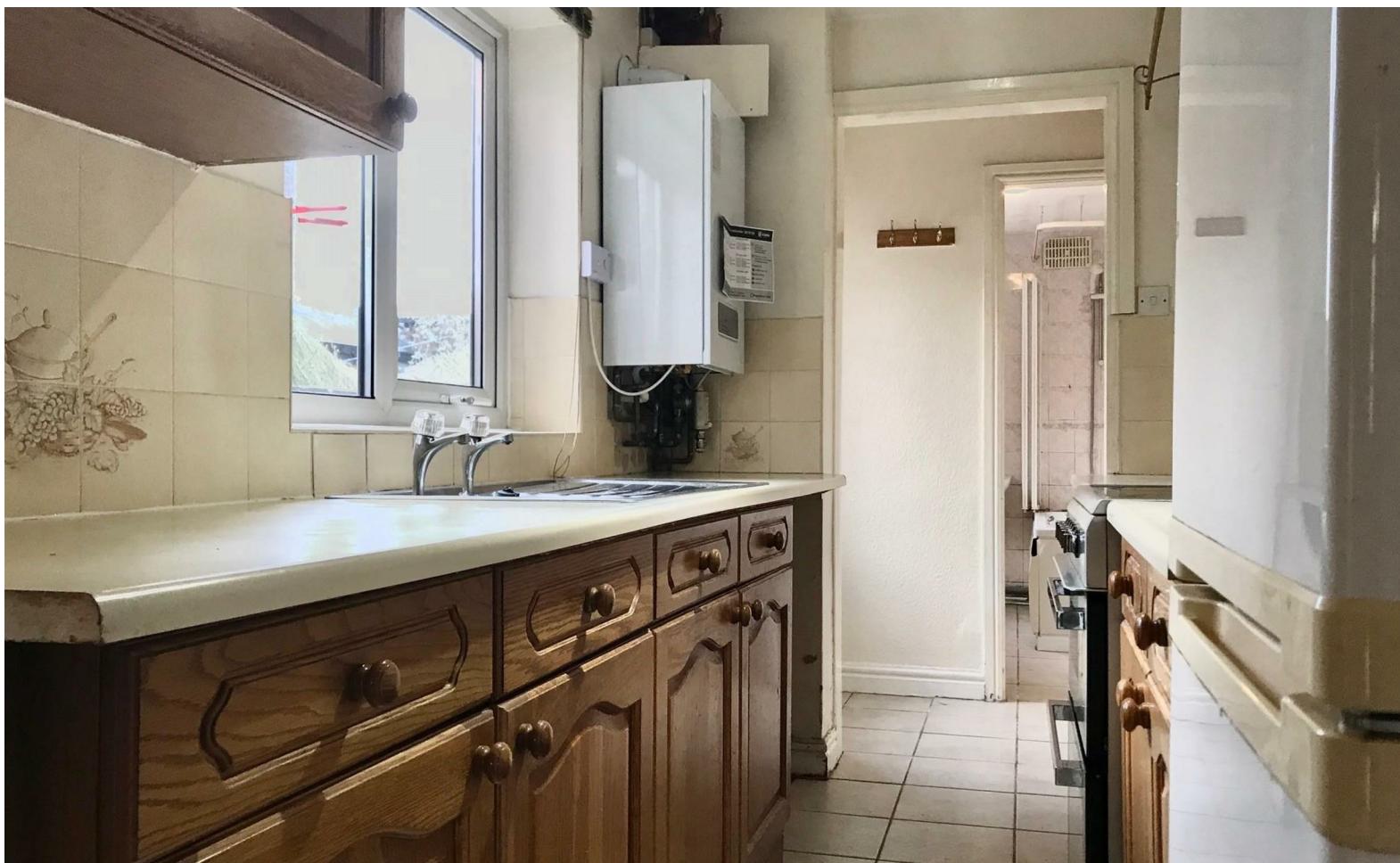


Bathroom

Opaque window to side, panelled bath with mains shower over, pedestal wash hand basin, low level wc, tiled walls, tiled flooring, extractor

First Floor Landing

Door to;



Bedroom 1

uPVC window to front, carpeted flooring, fitted wardrobes, radiator, power points

Bedroom 2

uPVC window to rear, carpeted flooring, radiator, storage recess, power points

Outside

Rear walled courtyard, gate to service alleyway

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.

FLOOR PLAN

Ground Floor
378 sq.ft. (35.1 sq.m.) approx.



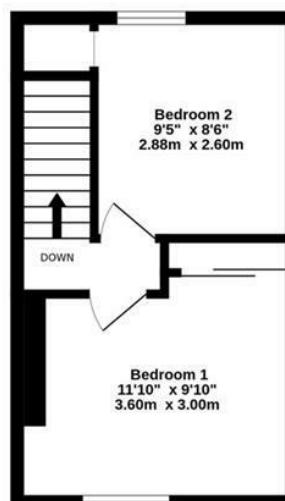
TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

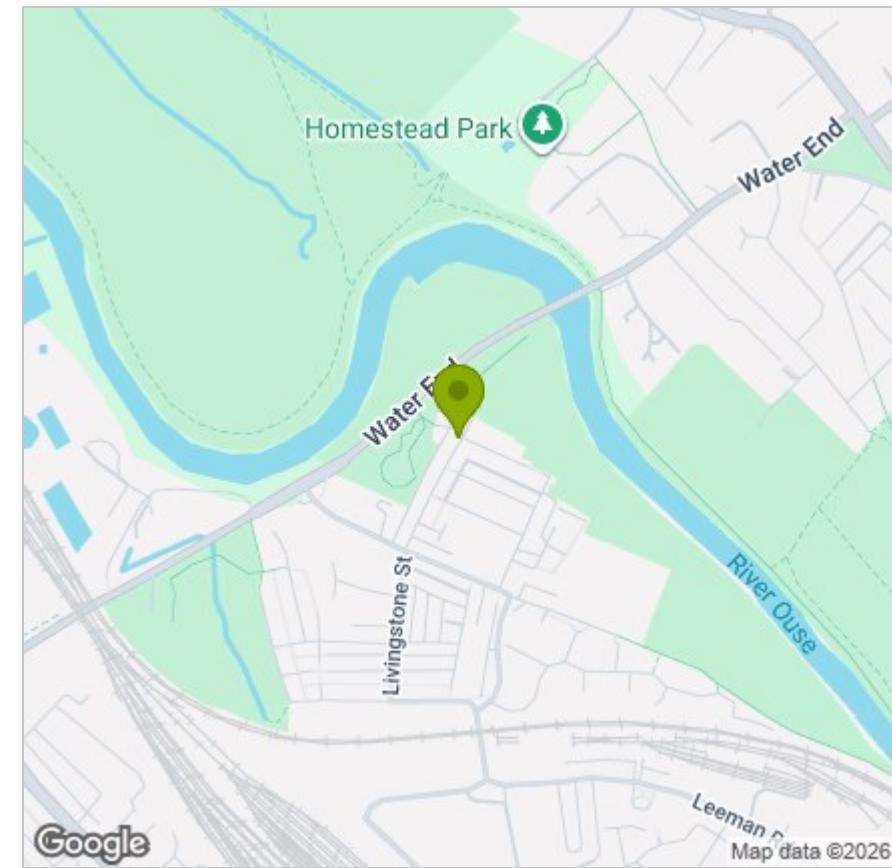
Made with Metropix ©2026



1st Floor
240 sq.ft. (22.3 sq.m.) approx.



LOCATION



Google

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	64
(69-80)	C	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishophorpe Road, York, YO23 1NA

Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk