



89 Lincoln Street Leeman Road
York, YO26 4YP
£220,000

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

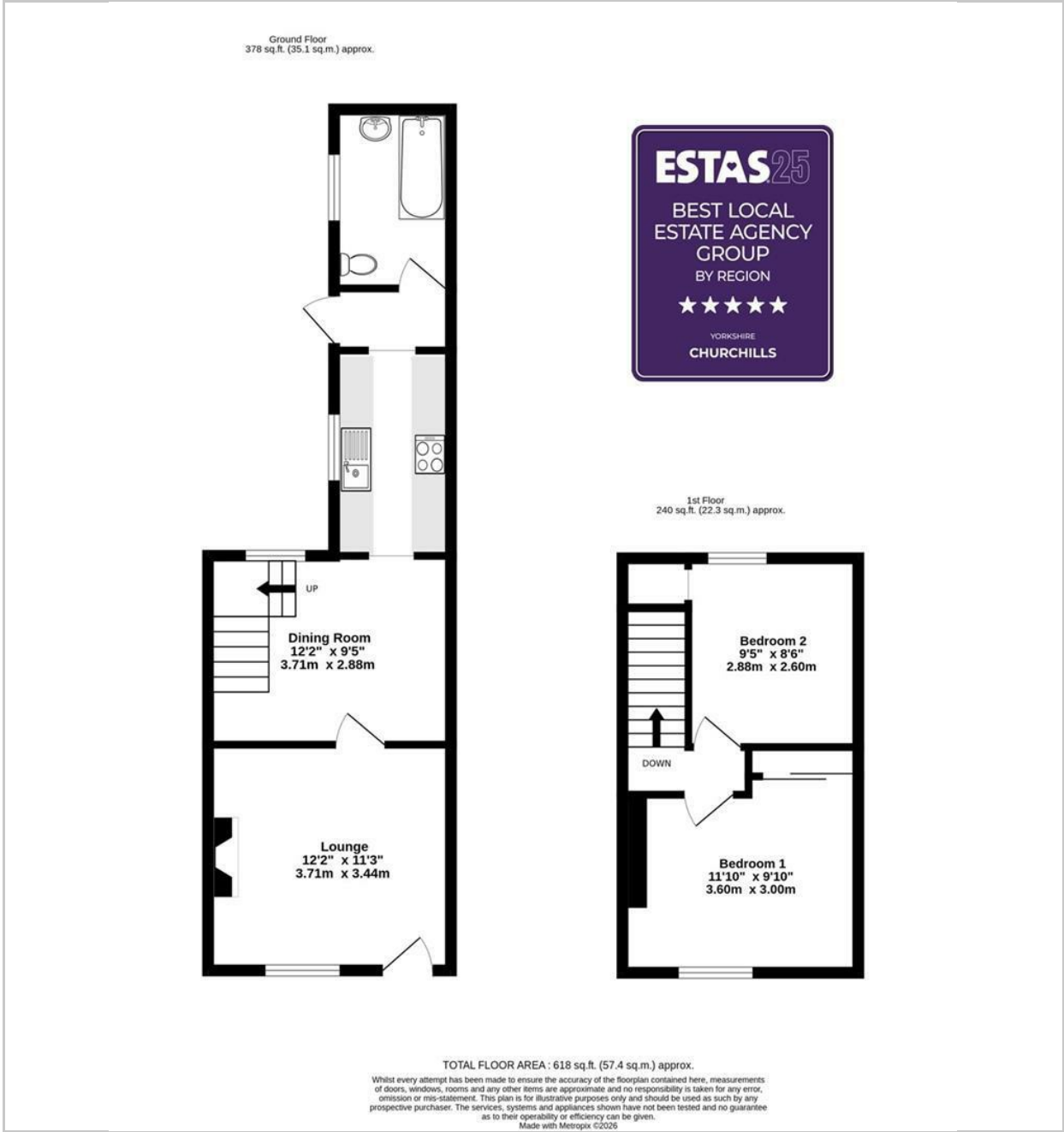
Outside

Rear walled courtyard, gate to service alleyway

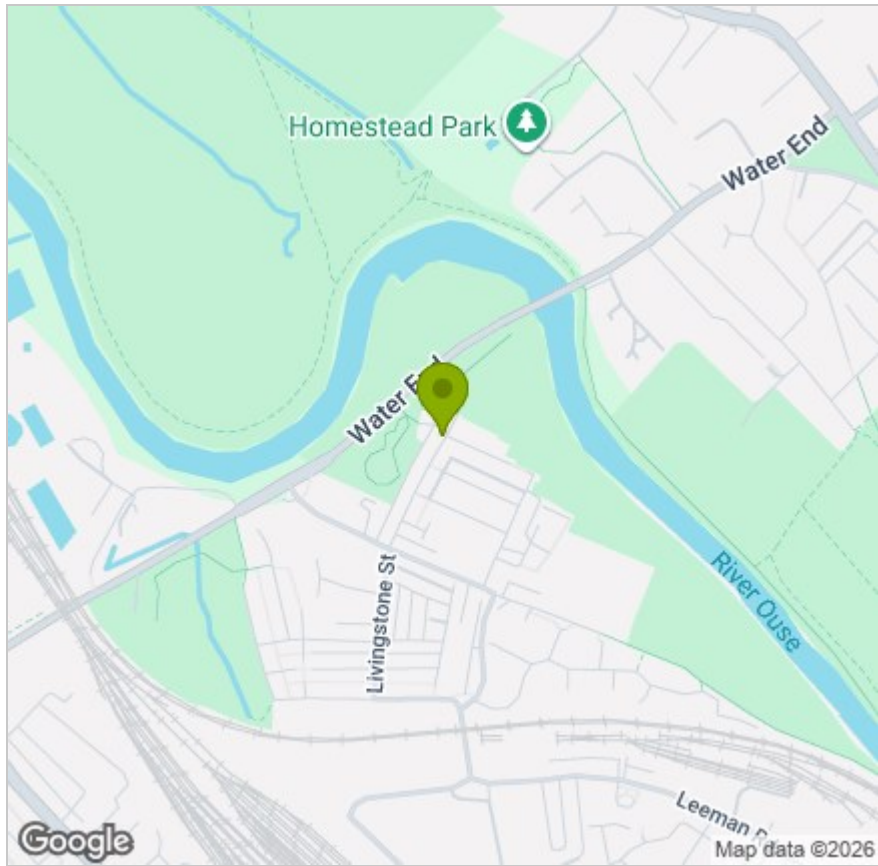
Agents Notes

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.

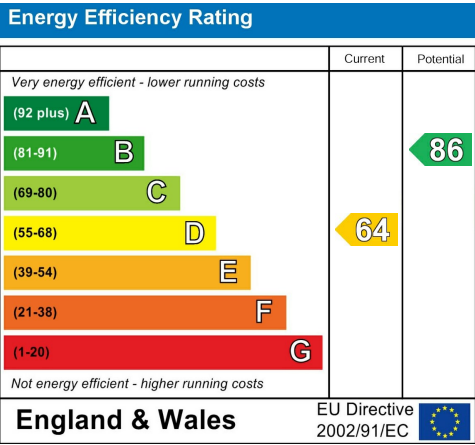
FLOOR PLAN



LOCATION



EPC



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