



28 Argyle Street South Bank
York, YO23 1DW
Guide Price £270,000

 2  1  1  c

A SUPERB EXTENDED THREE STOREY 2 BEDROOM PERIOD TOWN HOUSE SET IN THIS HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE KNAVESMIRE AND POPULAR LOCAL AMENITIES. The property has the benefit of gas central heating and double glazing and provides extremely spacious living accommodation comprising 21' lounge/dining room, large kitchen with modern fitted units and integrated appliances, rear hall, landing, double sized bedroom and first floor bathroom plus a second floor landing and a large master bedroom. To the outside is a good sized walled rear courtyard. An internal viewing is highly recommended.

Lounge/Dining Room

20'11" x 10'11" (6.40m x 3.35m)

Entrance door, window to front, storage cupboard. Door leading to

Kitchen

12'7" x 7'3" (3.84m x 2.21m)

Modern fitted units with sink unit, base and wall units, work surfaces, built in oven and hob, plumbing for washing machine, window to rear. Door to

Rear Hall

Stairs to first floor. Door leading to rear yard

First floor Landing

Stairs to second floor. Doors to

Bedroom 1

13'8" x 10'11" (4.17m x 3.35m)

Window to front

Bathroom

8'0" x 8'0" (2.46m x 2.44m)

Modern white suite comprising panelled bath with shower above, wash hand basin, low level w.c., window to rear.

Second floor Landing

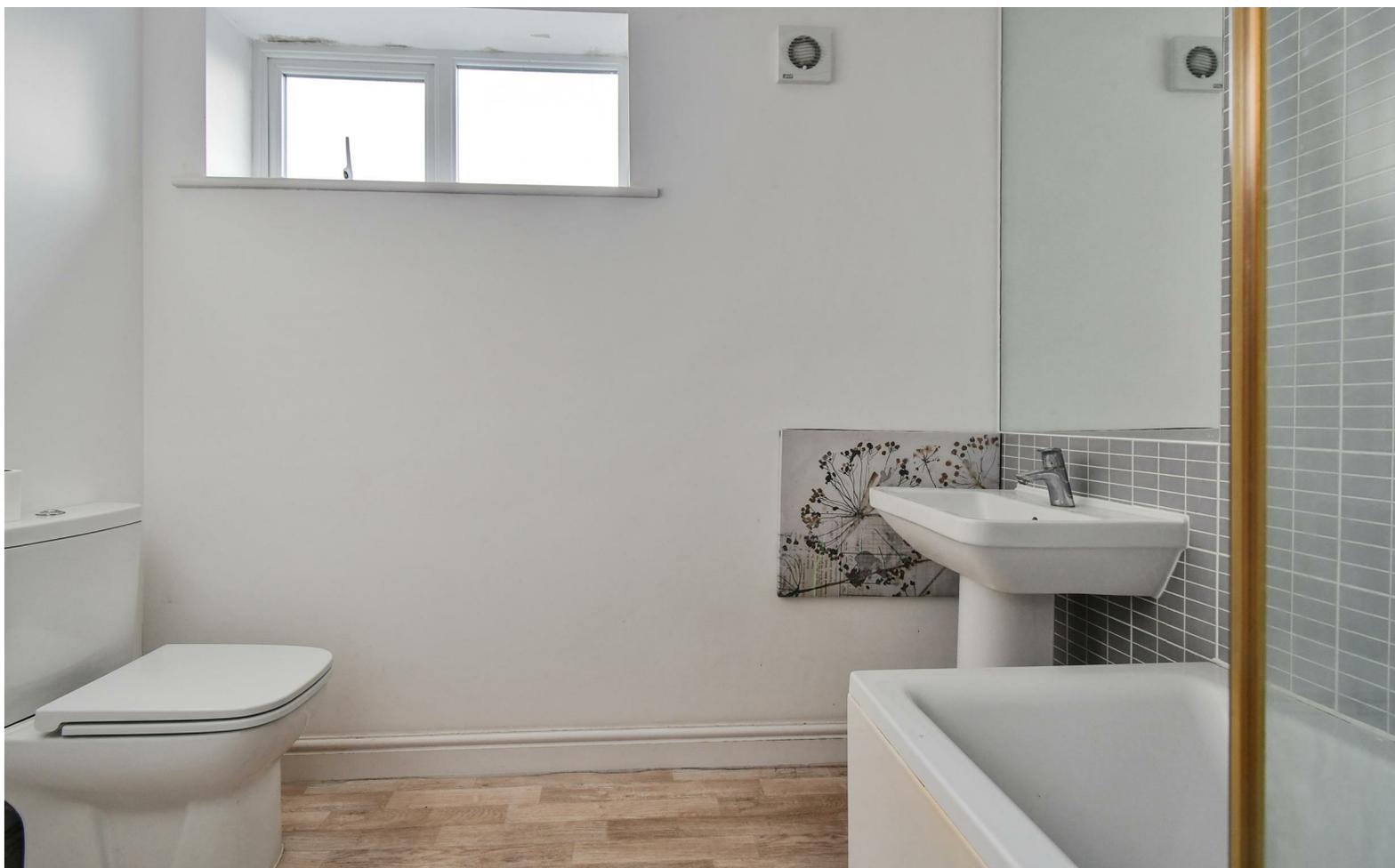
Door leading to

Bedroom 2

20'2" x 10'11" (6.15m x 3.35m)

Large bedroom with dormer window to rear.



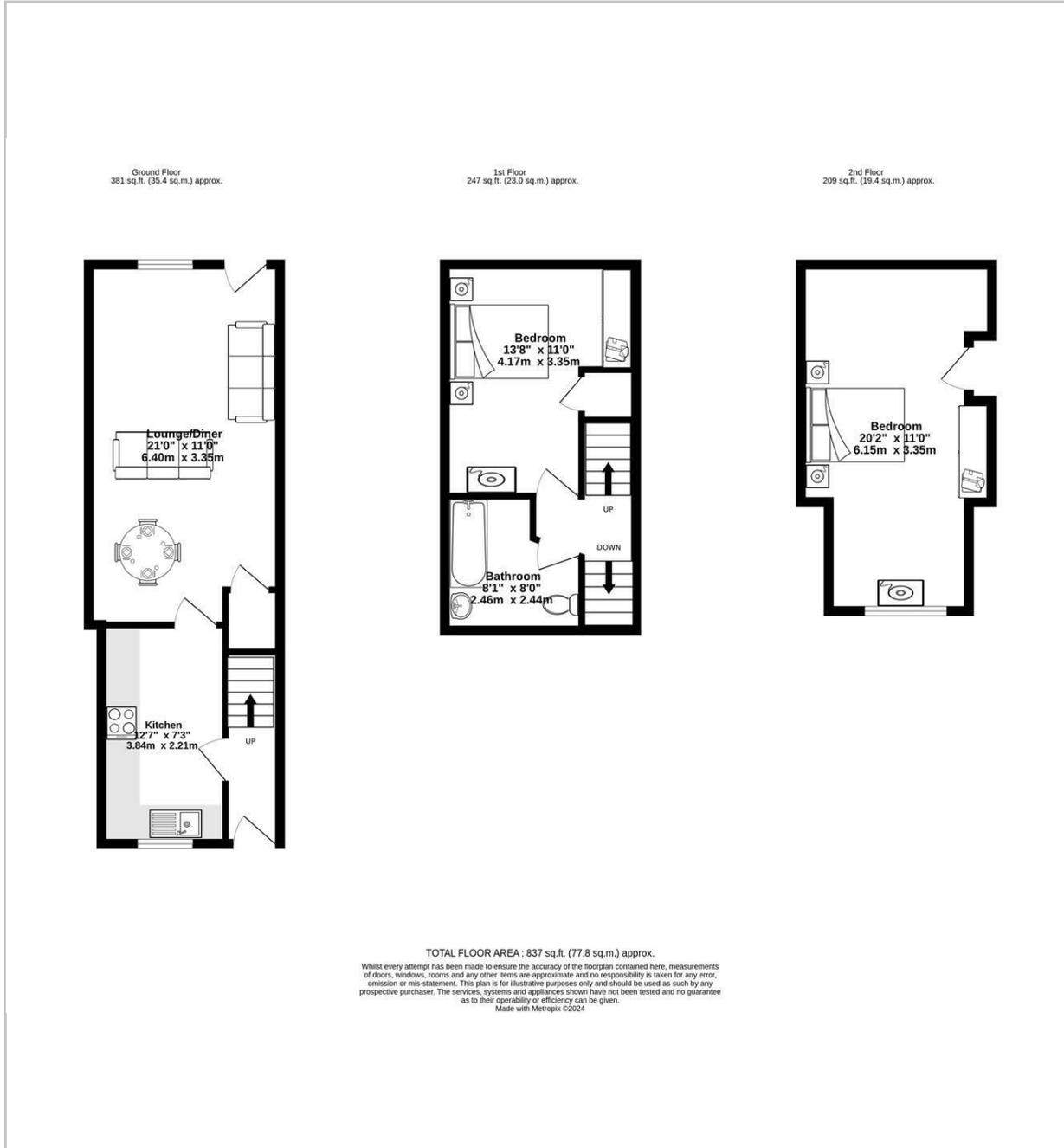
**Outside**

Good sized south facing rear courtyard with patio.

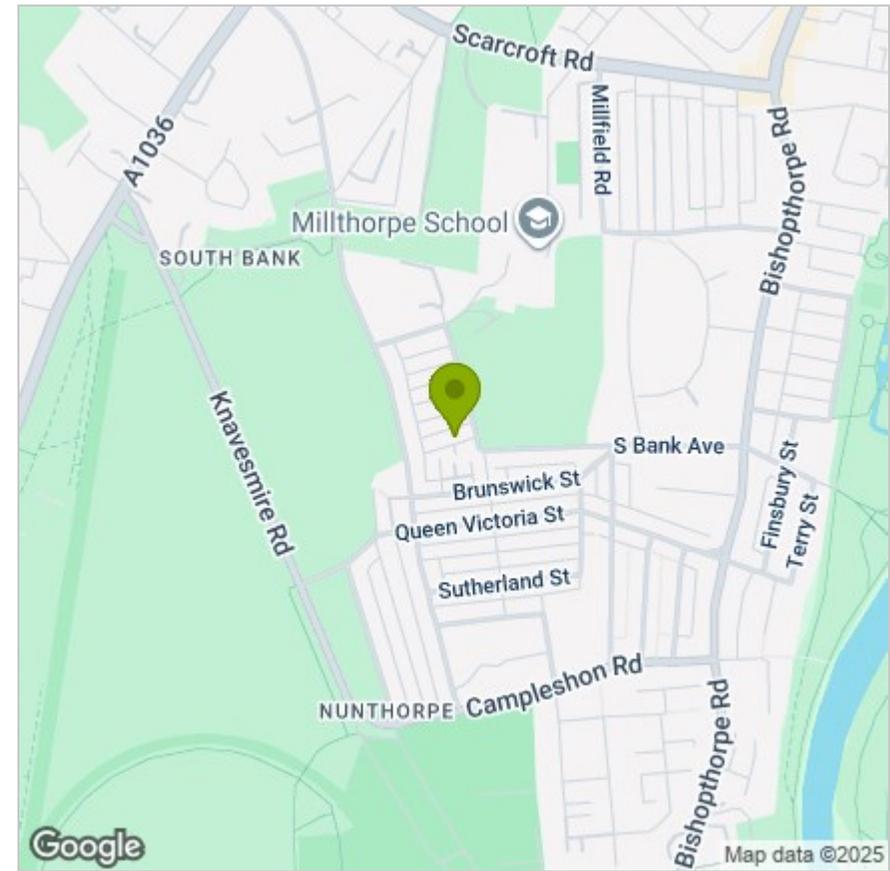
Note

The property is empty and photos are 'staged' for marketing purposes.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		73	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.