



46 Rosebery Street
York, YO26 4YX
Guide Price £250,000

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NO ONWARD CHAIN!

Churchills are delighted to offer for sale this stunning three bedroom terraced house, located on this quiet street just off Leeman Road and within short reach of the city centre, railway station and the emerging York Central development. Impressively updated throughout, this period property is not one to be missed and early viewing is essential. As you enter the property you are instantly greeted by a fabulous living and dining room space with hard wood flooring and real log burner. This leads onto a good size galley kitchen with integrated cooker and hob and overlooks the courtyard with log store at the rear. At the end of the property is a bright and welcoming three piece bathroom suite with heated towel rail. Back in the lounge, as you proceed up the carpeted stairwell are two fabulous double bedrooms with lovely floorboards emphasising a very rustic feel. Up the second flight of stairs is the third bedroom with ensuite bathroom and storage space. To the outside is rear walled courtyard and gate to service alleyway, free on street parking available. Please call today!

Living Room/Dining Area

24'0" x 11'1" (7.33m x 3.39m)

Kitchen

12'10" x 5'7" (3.92m x 1.71m)

Bathroom

6'11" x 5'6" (2.13m x 1.69m)

Stairs Leading To;

Bedroom 1

11'8" x 8'1" (3.56m x 2.48m)

Bedroom 2

11'1" x 9'0" (3.38m x 2.76m)

Bedroom 3

11'1" x 10'4" (3.38m x 3.15m)

Ensuite Bathroom

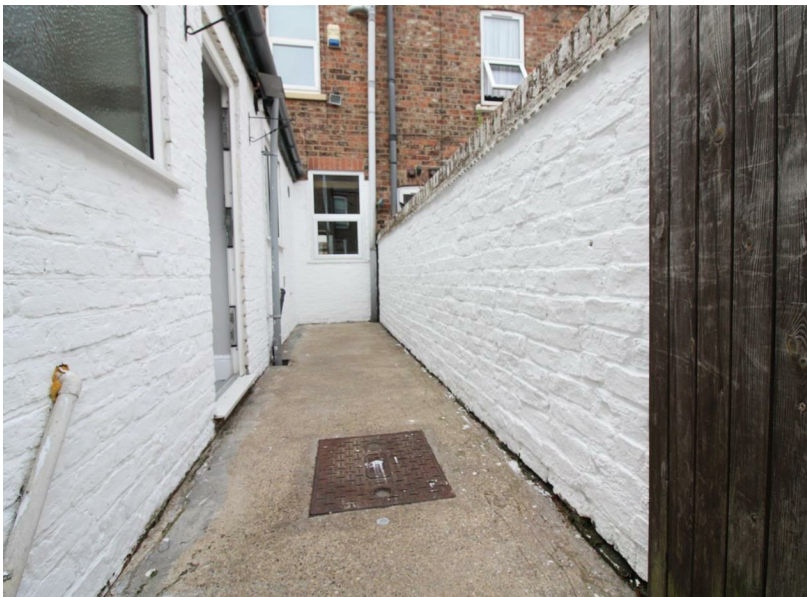
9'8" x 4'9" (2.97m x 1.45m)

Agents Note

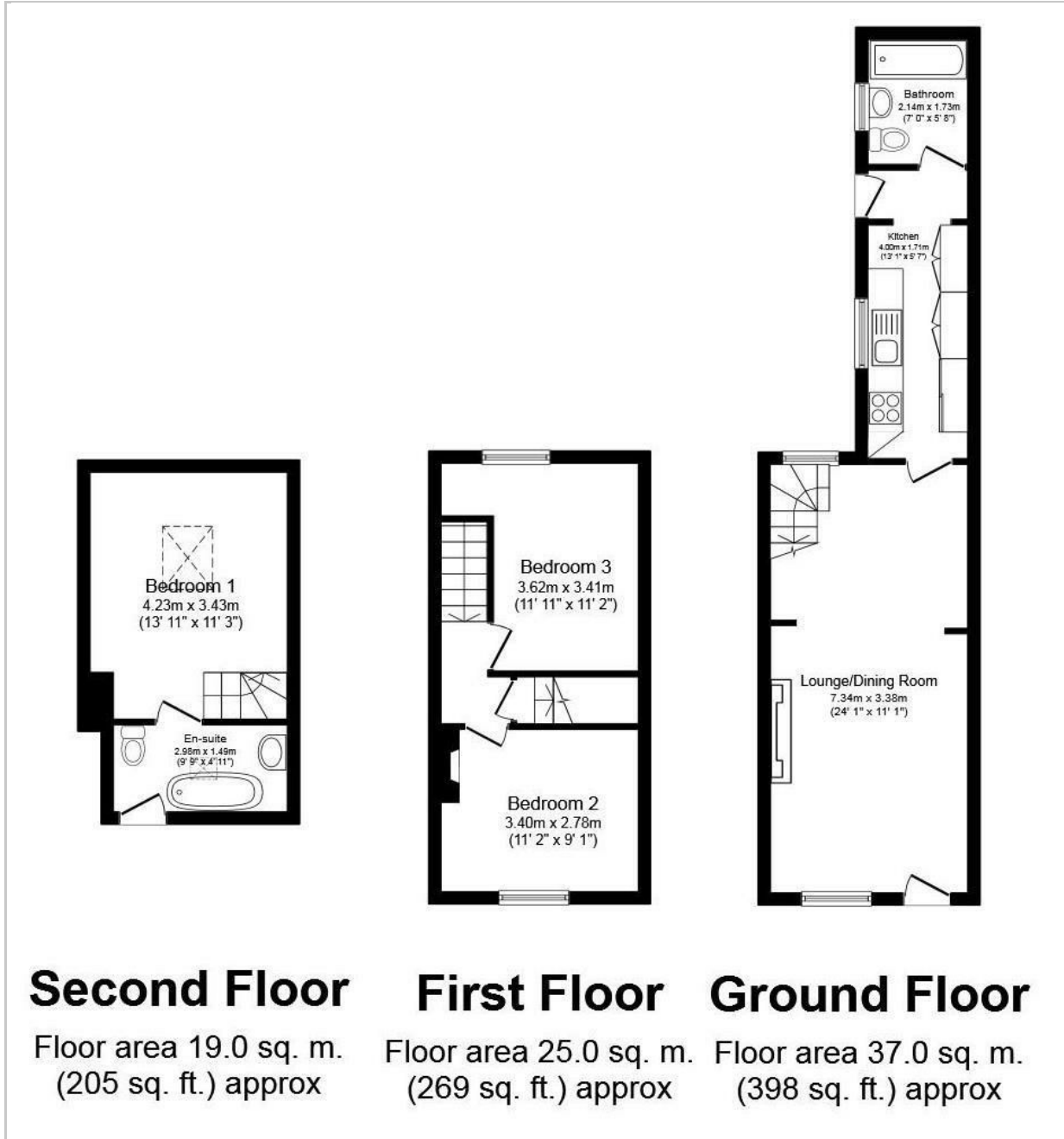




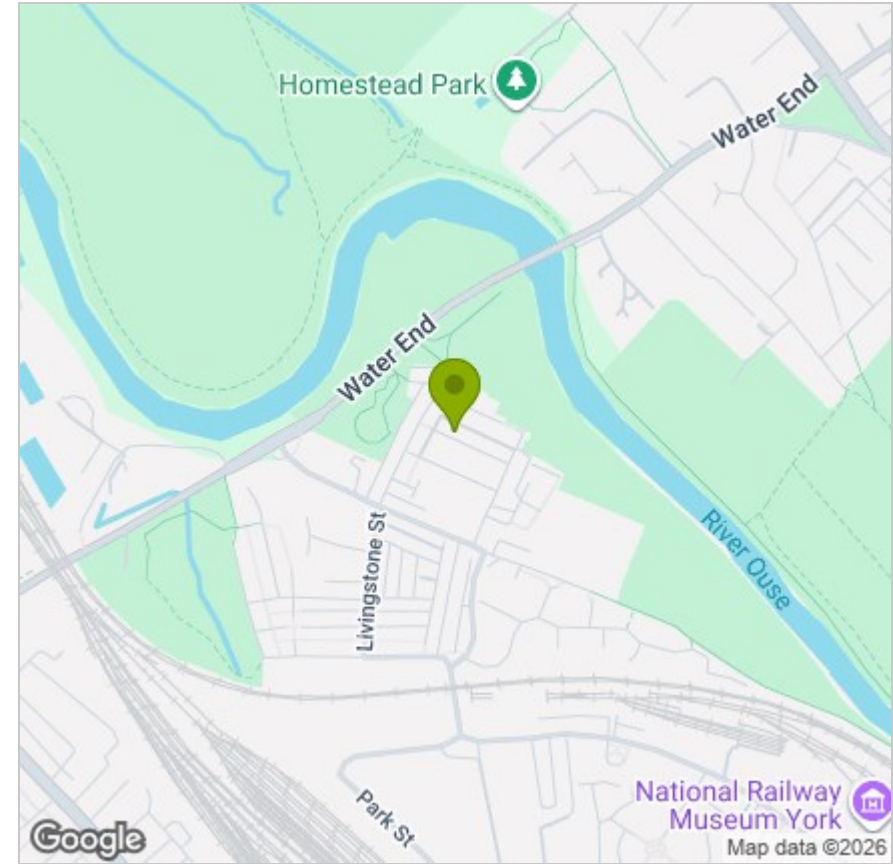
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



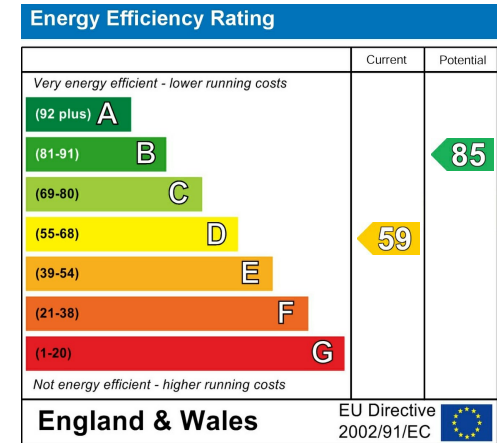
FLOOR PLAN



LOCATION



EPC



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