



19 Upper Newborough Street
York, YO30 7AR
£215,000

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A SPACIOUS 2 BEDROOM PERIOD TOWN HOUSE IN THIS POPULAR LOCATION JUST OFF BOOTHAM WITHIN A SHORT WALK IN TO THE CITY CENTRE. The property which has the benefit of gas central heating and upvc double glazing comprises entrance porch, large lounge/dining room, kitchen, rear lobby and bathroom/w.c., landing, 2 double sized bedrooms. Walled rear courtyard.

Entrance Vestibule

Entrance door. Door to

Lounge/Dining Room

24'2 x 12'1 (7.37m x 3.68m)

Upvc double glazed window to front, recessed firebreast, tv point, power points, dining area with french door to rear courtyard, stairs to first floor and door to kitchen. Laminate wood flooring

Kitchen

9' x 5'5 (2.74m x 1.65m)

Kitchen is fitted (although dated) and comprises base and wall units, work surfaces, uPVC double glazed window to side, electric cooker point, power points. Door to

Rear Lobby

Door to

Bathroom

8' x 5'5 (2.44m x 1.65m)

Suite in white comprising panelled bath, wash hand basin, w.c., upvc double glazed window to side, 1/2 tiled walls, single panelled radiator

Landing

Doors to

Bedroom 1

12 inc wardrobe x 10'8 (3.66m inc wardrobe x 3.25m)

Upvc double glazed window to front, built in cupboard, single panelled radiator, power points



Bedroom 2

12'7 x 7'6 (3.84m x 2.29m)

Upvc double glazed window to rear, built in cupboard, single panelled radiator, power points.

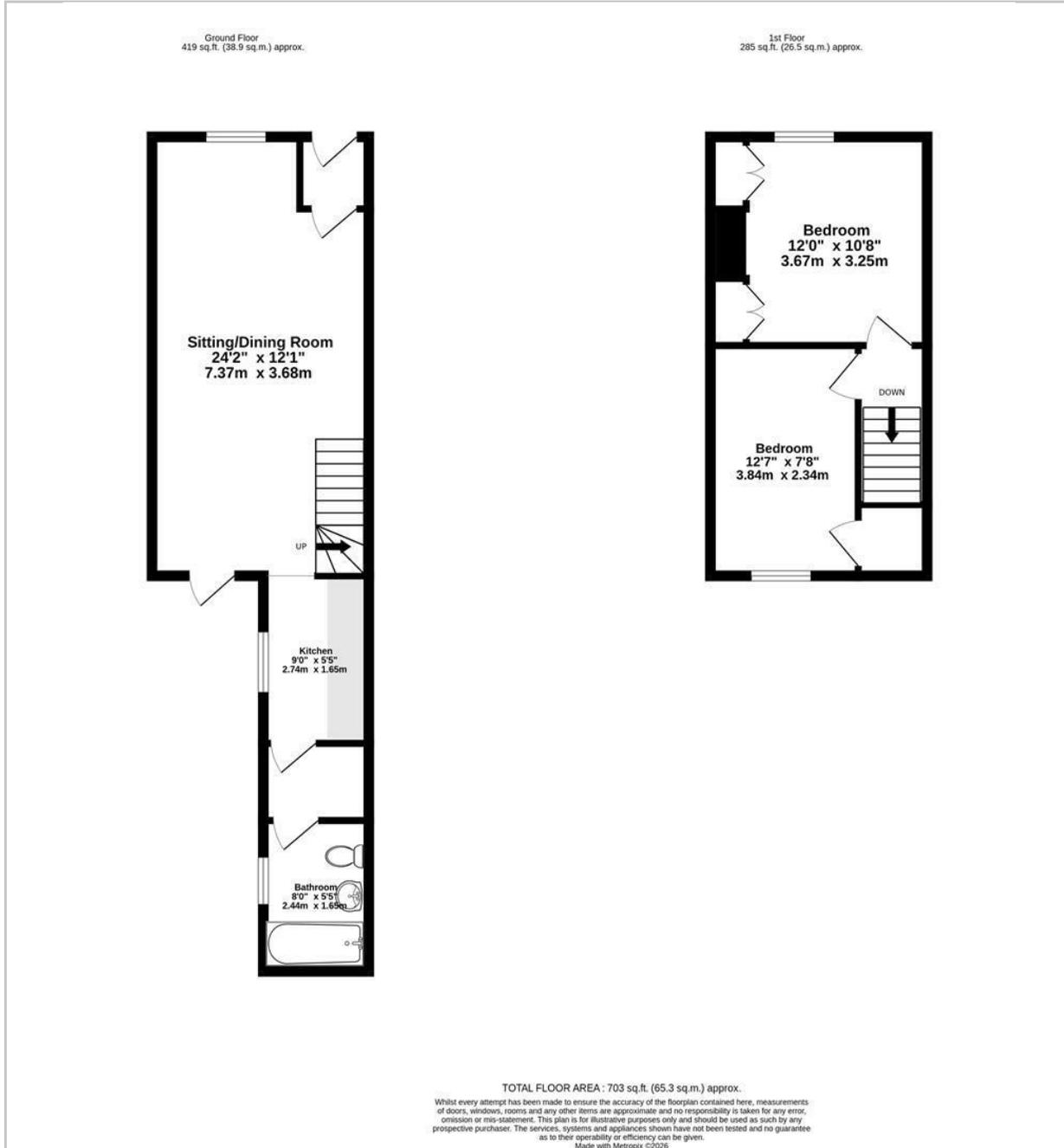
Outside

Walled rear courtyard with gate giving access to rear

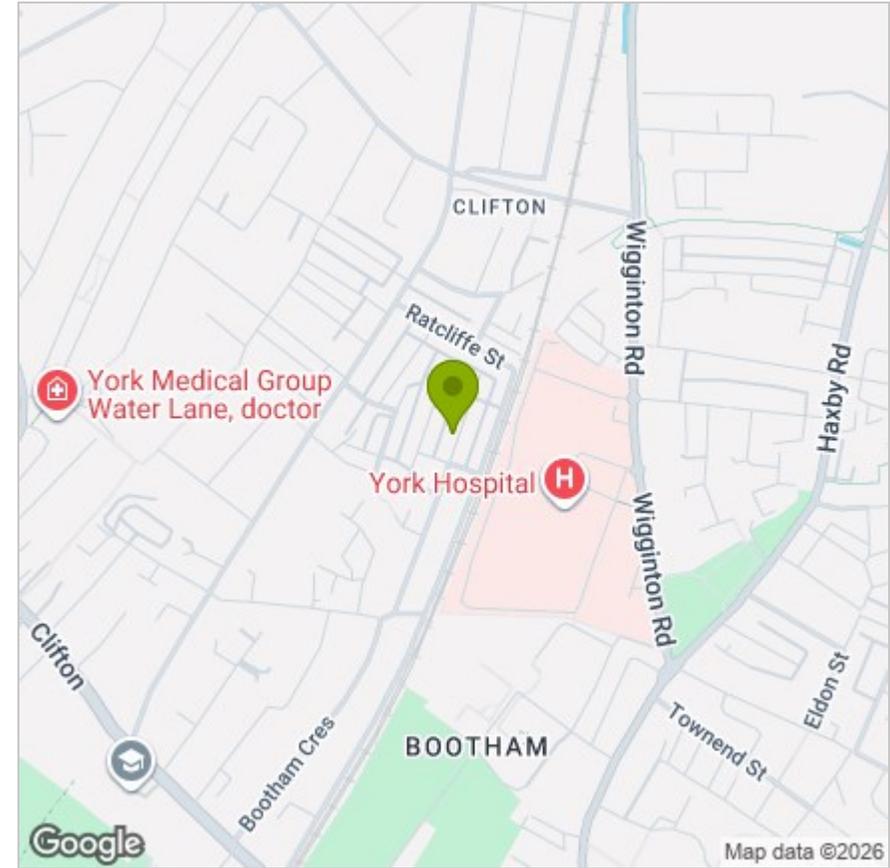
Agents Notes:

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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