



55 Brownlow Street  
York, YO31 8LW  
Guide Price £365,000

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## NO ONWARD CHAIN!

A delightful fore courted two-double bedroomed period house with good-sized courtyard garden located with in this desirable residential area just off Huntington Road and convenient for York's historic city centre, York Hospital and nearby schools and amenities.

Internally, the bright and airy living accommodation comprises: traditional entrance hallway, lounge with bay window, dining room, kitchen, garden room, first floor galleried landing, two first floor bedrooms and three piece house bathroom.

To the outside there is a gated front forecourt, with railings and to the rear there is a very well presented rear garden which is over 20 feet long with sitting area and gate to rear alleyway.

The property also benefits from uPVC double glazing and gas central heating.

Planning permission for a 3rd bedroom and a Kitchen/Garden Room extension has been granted.

An internal viewing is strongly recommended.

### Entrance Hallway

Entrance door, double panelled radiator, tiled floor, recess spotlights, carpeted stairs to first floor

### Lounge

13'11" x 9'5" (4.24m x 2.87m)

uPVC window to front, period fire, double panelled radiator, ceiling rose, coving, dado rail, timber floorboards, television points, power points,

### Dining Room

13' x 10'2" (3.96m x 3.10m)

uPVC window to rear, double panelled radiator, storage cupboard, understairs cupboard, luxury vinyl tiled floor





### **Kitchen**

11'2" x 7'1" (3.40m x 2.16m)  
uPVC window to side, fitted wall and base units with oak counter top, double stainless steel sink and draining board with mixer tap over, space and plumbing for appliances, recessed spotlights, power points, wall mounted gas combination boiler, tiled flooring,

### **Garden Room**

11'1" x 7'7" (3.38m x 2.31m)  
uPVC double glazing, tiled flooring, double panelled radiator, power points,

### **Landing**

uPVC window to side, carpeted floor, power points, door to:

### **Bedroom 1**

13'5" x 12'2" (4.09m x 3.71m)  
Two uPVC windows to front, double panelled radiator, exposed timber floorboards, period fire, coving, power points, picture rail, storage cupboard

### **Bedroom 2**

13' x 7'7" (3.96m x 2.31m)  
uPVC window to rear, double panelled radiator, fireplace, floorboards, storage cupboards, power points,

### **Bathroom**

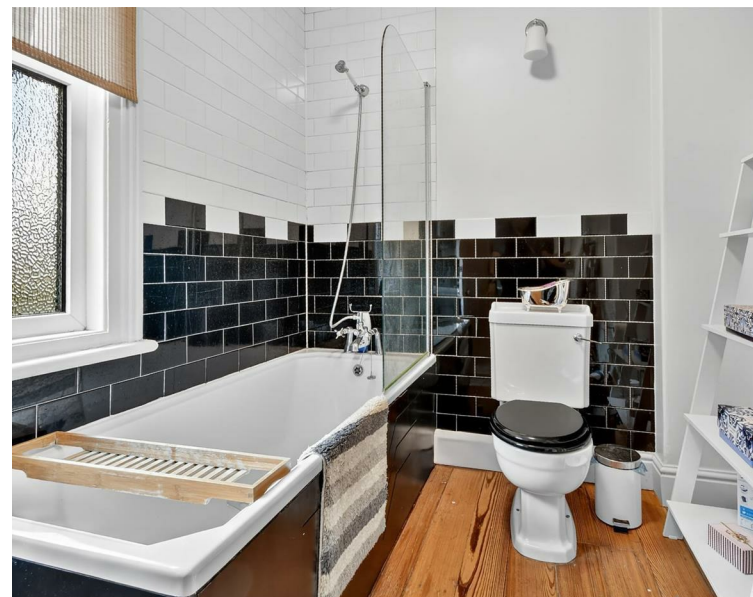
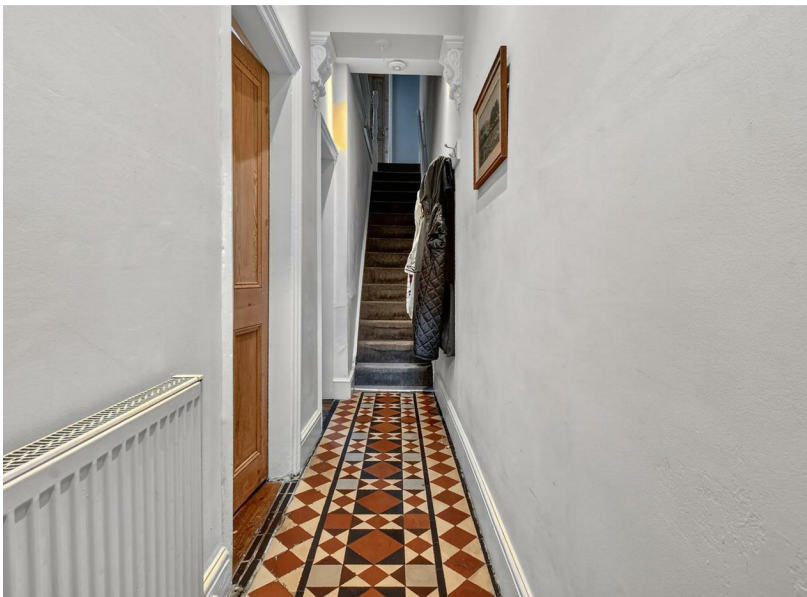
8'6" x 7' (2.59m x 2.13m)  
Opaque uPVC window to side, low level w.c., pedestal wash hand basin, panelled bath with mixer shower head over, floor boards, towel radiator,

### **Externally**

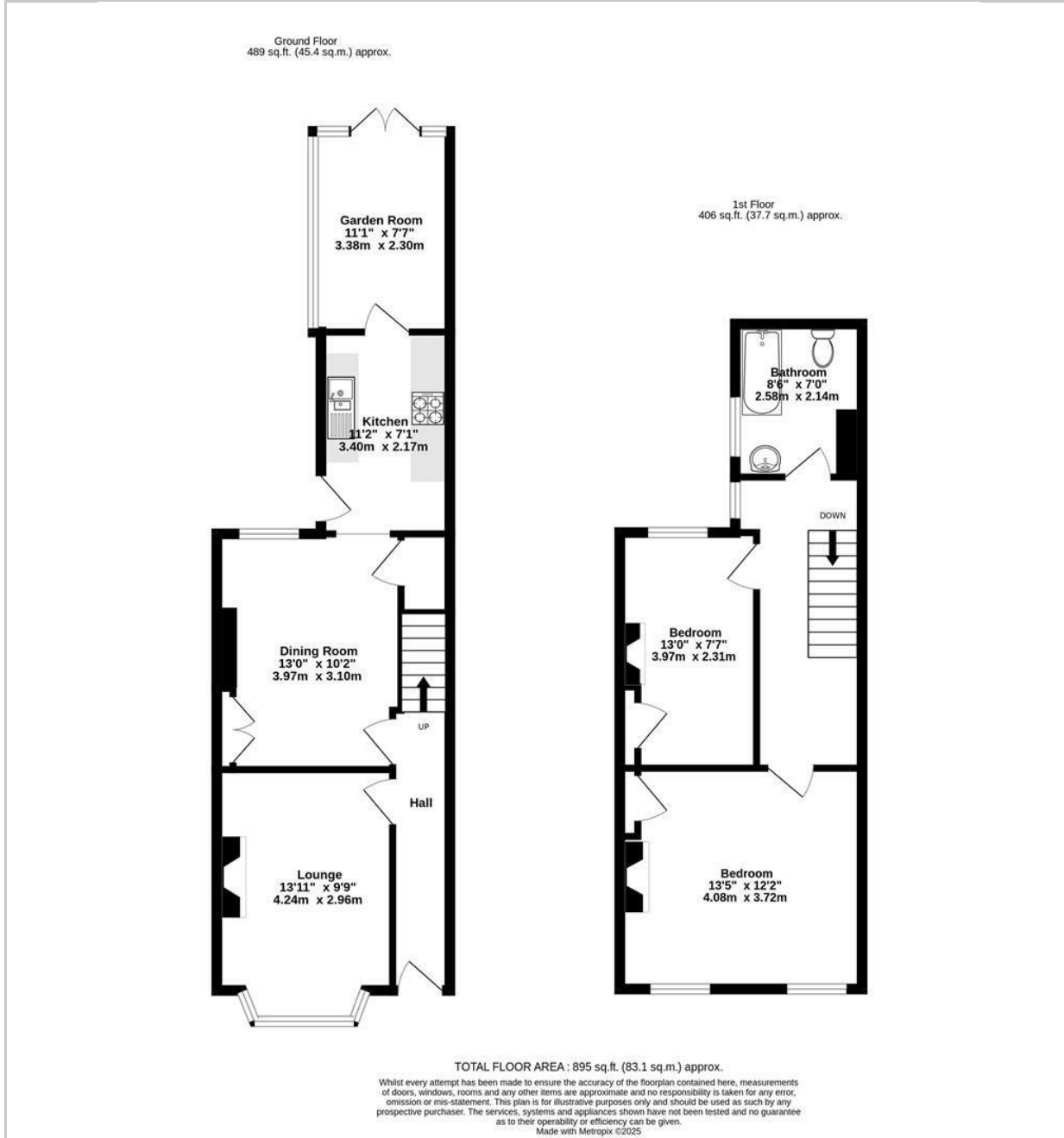
traditional front forecourt, rear walled garden which is over 20ft in length with flower borders and gate to service alleyway.

### **Agent's Notes**

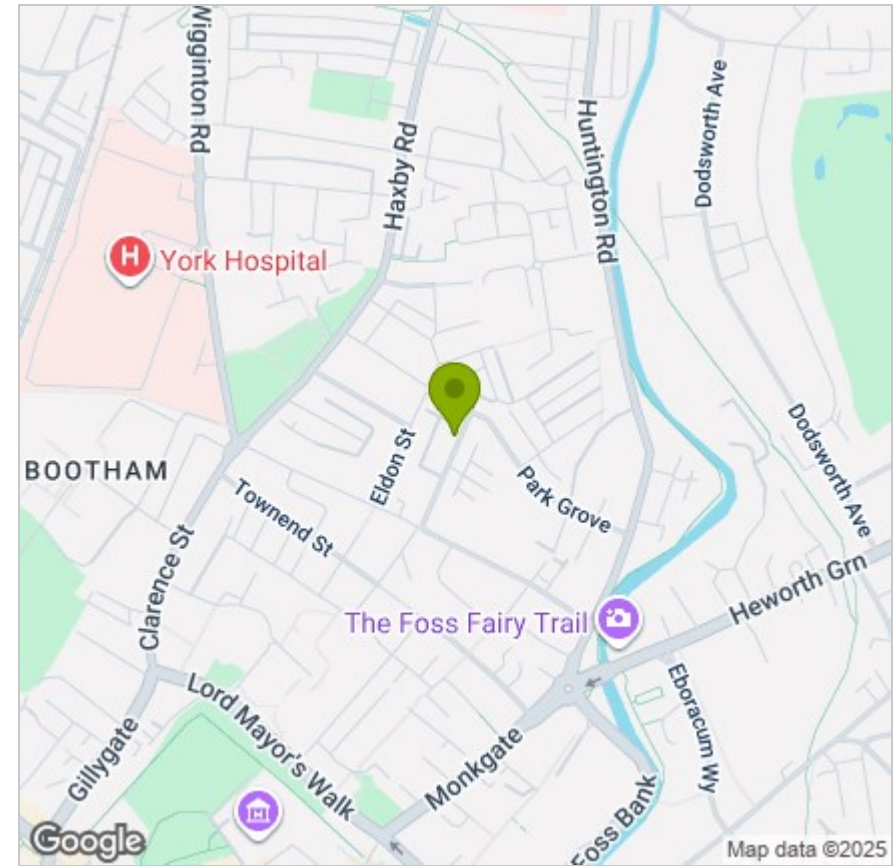
To note: planning permission has been granted for a third bedroom, kitchen and garden room extension.



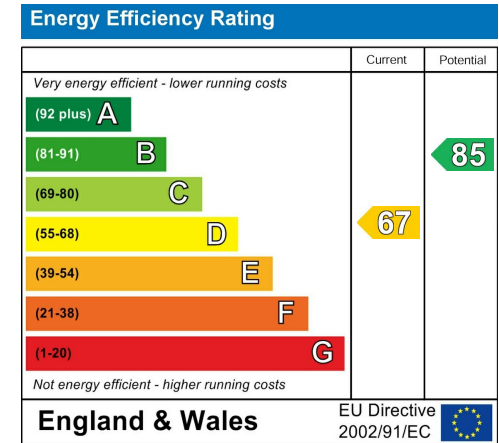
# FLOOR PLAN



# LOCATION



# EPC



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