



104 Curzon Terrace
York, YO23 1HA
Guide Price £280,000

Churchills are pleased to present to the market this beautifully presented two bedroom, two bathroom semi detached home, ideally positioned just a short distance from the Knavesmire Racecourse and within easy walking distance of both the city centre and the railway station. The property benefits from gas central heating, uPVC double glazing along with a modernised kitchen and an en-suite shower room. The accommodation briefly comprises entrance porch, dining room, spacious lounge, kitchen, ground floor bathroom, first floor landing, bedroom 1 with en-suite and a further bedroom. Externally the home offers a lovely rear courtyard with built-in seating. An internal viewing is strongly recommended.

Entrance Porch

Entrance door

Dining Room

Window to front, coving, dado rail, radiator, power points, carpet.

Living Room

Window to rear, brick fireplace with stove, power points, coving, carpet, door to first floor, door to kitchen

Kitchen

Modern kitchen with base and wall mounted units, integrated appliances, window to side, power points, tiled flooring.

Inner Hall

Door to bathroom, door to courtyard, tiled flooring

Ground Floor Bathroom

Window to side, panelled bath, pedestal wash hand basin, low level WC, radiator, tiled floor,

First Floor Landing

Doors to

Bedroom 1

Window to rear, radiator, power points, carpet, door to en-suite shower room





En-Suite Shower Room

Walk-in shower cubicle, pedestal wash hand basin, low level WC

Bedroom 2

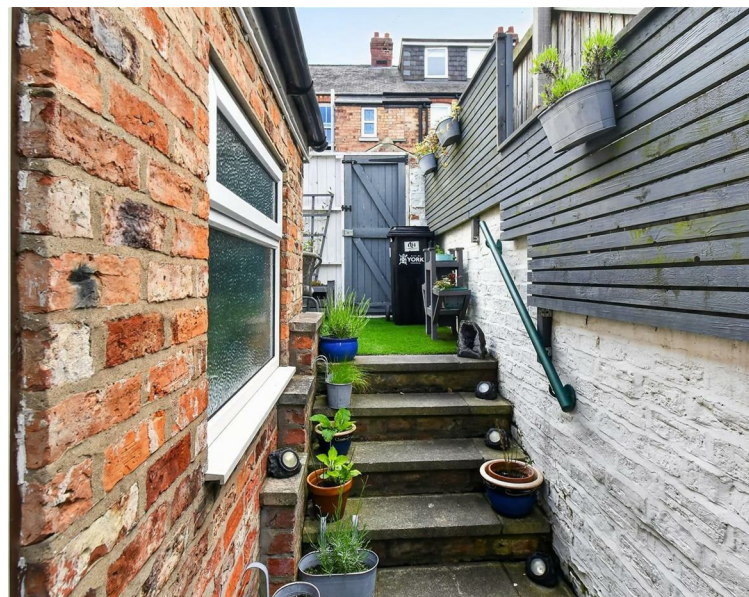
Window to front, built in wardrobe, radiator, power points, carpet

Outside

Rear courtyard with steps leading to a built-in sitting area and gate to rear.

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

Approx. Gross Internal Floor Area 670 sq. ft / 62.26 sq. m

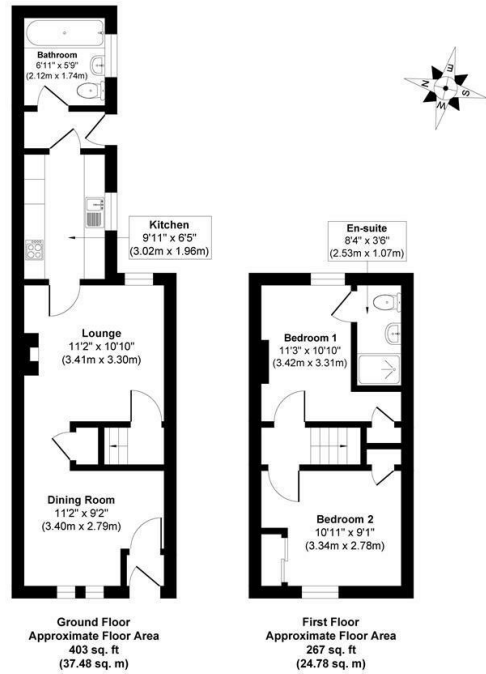
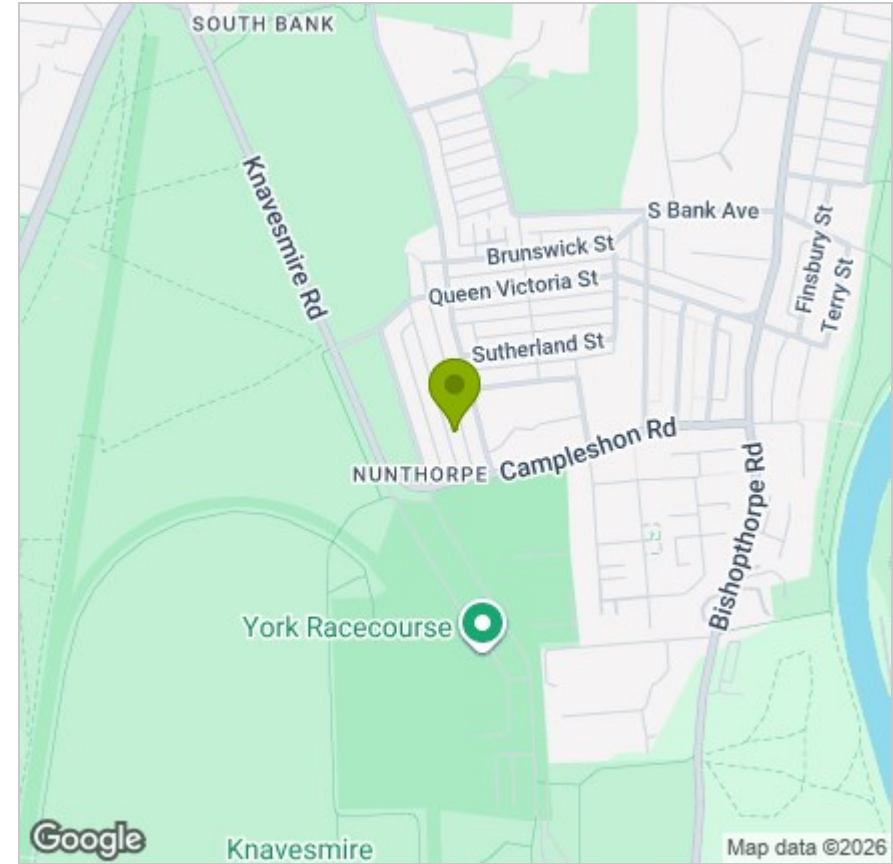


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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(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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