

Churchills are delighted to offer to the market this two double bedroom period terraced house, set in this highly sought after area of Clementhorpe, moments from Bishopthorpe Road shopping parade and Rowntree Park as well as a short distance to York's historic city centre and the Railway Station. The bright and spacious living accommodation comprises; entrance hallway, open-plan sitting/dining room, fitted kitchen, first floor galleried landing, two double bedrooms and three piece house bathroom. To the outside is a well-kept rear courtyard with brick stores and gate to service alleyway. An internal viewing is highly recommended.

## Hallway

Lounge

10'4" x 9'3" (3.17m x 2.83m)

**Dining Room** 

11'5" x 9'10" (3.48m x 3.01m)

**Kitchen** 

9'6" x 7'1" (2.92m x 2.16m)

**Bedroom 1** 

12'8" x 10'7" (3.87m x 3.25m)

**Bedroom 2** 

11'5" x 7'10" (3.50m x 2.41m)

**Bathroom** 

7'0" x 7'0" (2.14m x 2.14m)

















## **FLOOR PLAN LOCATION** ONGIN The York Dungeon (2) Ground Floor 337 sq.ft. (31.3 sq.m.) approx. 1st Floor 339 sq.ft. (31.5 sq.m.) approx. York Castle Museum (III) Jower St Piccadilly Hope 5 Paragon S Lounge 10'5" x 9'3" 3.17m x 2.83m Bedroom 1 12'8" × 10'8" 3.87m x 3.25m Kent St Scarcroft Rd Bishopthorpe Rd Bedroom 2 11'6" x 7'11" 3.50m x 2.41m **Dining Room** 11'5" x 9'11" 3.48m x 3.01m Rowntree Park Coogle Map data @2025 **Energy Efficiency Rating** 9'7" x 7'1" Potential 2.92m x 2.16m 0 Very energy efficient - lower running costs 7'0" x 7'0" **EPC** 2.14m x 2.14m (92 plus) A 90

Cemetery Rd

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the Booptain contained there, measurements of doors, windows, soons and any other terms are approximate and no responsibility is taken for any error, respective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operations or efficiency can be given. (69-80)

(55-68) (39-54) (21-38)

Not energy efficient - higher running costs

**England & Wales** 

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EU Directive

2002/91/EC

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