







OVINGTON  
TERRACE

18 Ovington Terrace  
York, YO23 1DJ  
Offers Over £390,000

 4  2  2  D

**FOUR BEDROOMS! HIGHLY SOUGHT AFTER LOCATION!! SOUTH FACING COURTYARD GARDEN!** We as Agents are delighted to offer to the market this imposing 4 bedroom, 3 storey Victorian bay fronted home. This spacious home sits in an enviable, elevated position with fabulous views and being within walking distance of "Bishy Road" shopping parade, York's Knavesmire and well regarded schools, making this a much coveted location. The well proportioned living accommodation has an abundance of original features, uPVC double glazing and central heating via a combi boiler. It briefly comprises entrance vestibule, entrance hall, living room with bay window to front offering plenty of natural light, dining room, kitchen and bathroom completes the ground floor accommodation. The carpeted stairs lead to the first floor galleried landing with two double bedrooms, further stairs lead to the second floor and a further two double bedrooms as well as a separate WC. Externally the property boasts a pretty south facing courtyard garden with brick built open shed and timber gate to rear as well as a forecourted garden to the front. An early viewing on this period home is highly recommended.



### Entrance Vestibule

Entrance door.

### Hallway

Original stained glass door, ceiling cornicing, ceiling coving, double panelled radiator. Carpet.

### Lounge

Ceiling rose, ceiling coving, picture rail, double panelled radiator, cast iron fireplace with open gas fire.

### Dining Room

Cupboard housing electrics, further cupboard, double panelled radiator, power points, fireplace with gas fire. Carpet.





### **Kitchen**

uPVC door to side, uPVC double glazed window to side, fitted wall and base units, stainless steel sink and drainer, power points, single panelled radiator, wall mounted combination boiler. Quarry tiled floors.

### **Bathroom**

uPVC double glazed window to side, bath with shower over, wash hand basin, low level WC, double panelled radiator.

### **First Floor Landing**

uPVC double glazed window to rear. Carpet. Doors leading to;

### **Bedroom 1**

uPVC double glazed window to front, ceiling cornicing, ceiling coving, picture rail, double panelled radiator, power points, original built in cupboard. Carpet.

### **Bedroom 2**

uPVC double glazed window to rear, single panelled radiator, power points, cast iron fireplace. Carpet.

### **Second Floor Landing**

### **Bedroom 3**

uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

### **Bedroom 4**

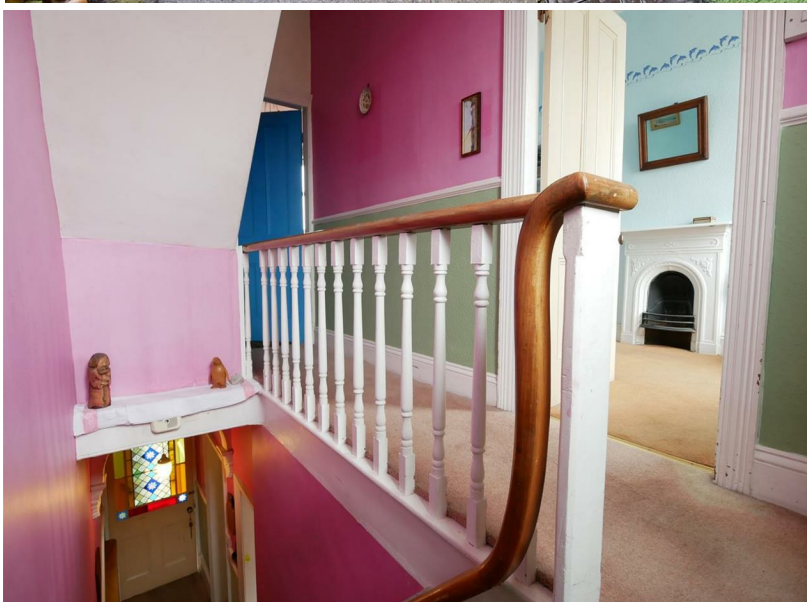
uPVC dormer window to front, picture rail, cast iron fireplace, double panelled radiator, power points. Carpet.

### **Separate WC**

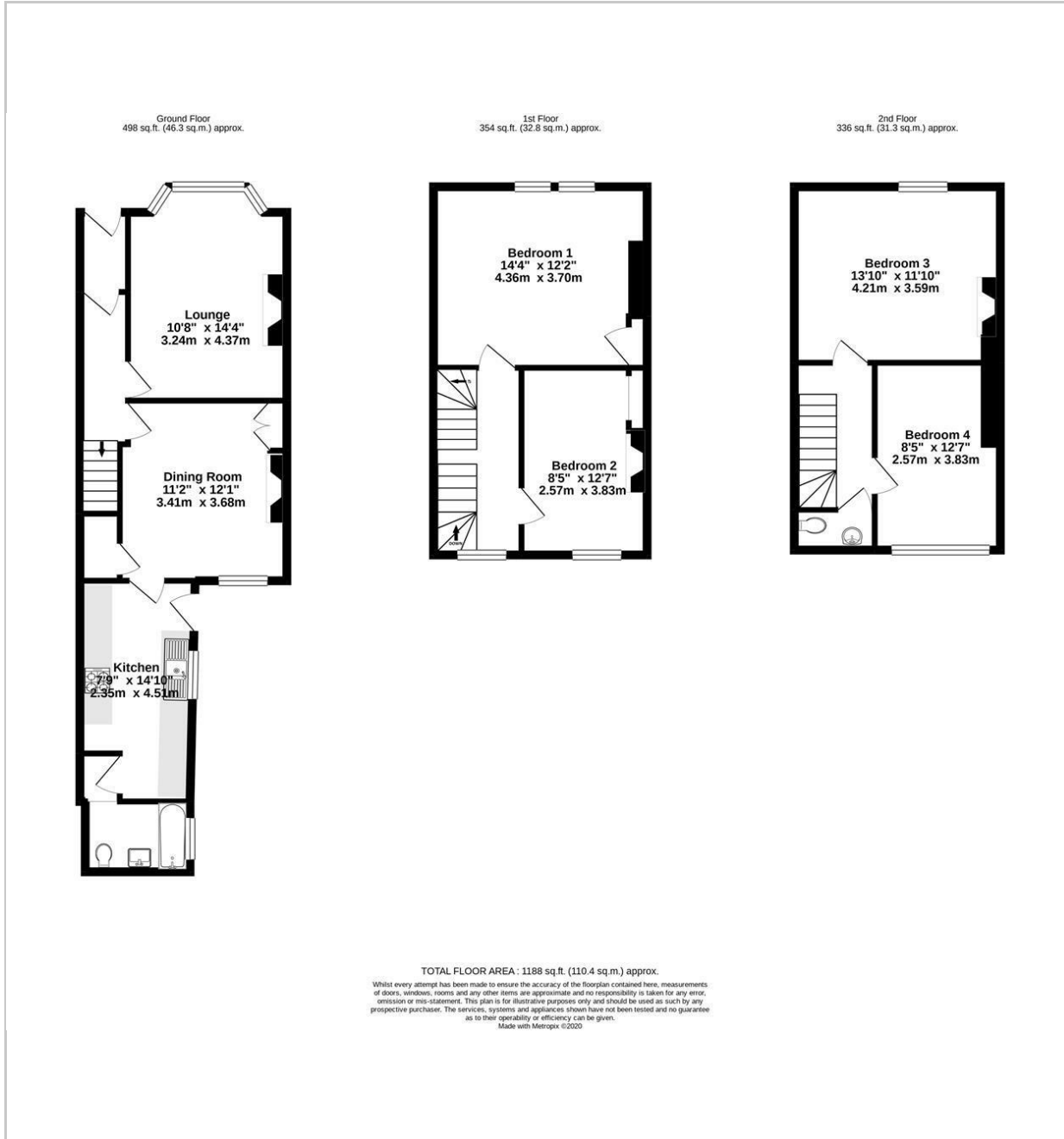
uPVC double glazed window to rear, wash hand basin, low level WC.

### **Outside**

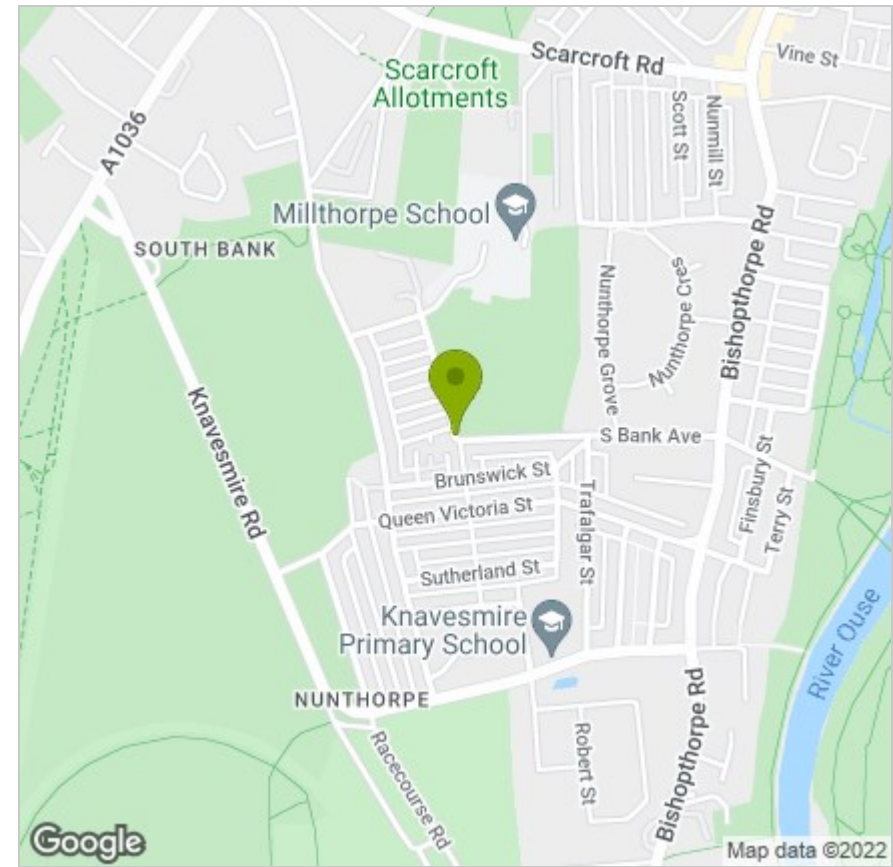
South facing courtyard with timber gate to service alley, brick built shed.



# FLOOR PLAN



# LOCATION



## EPC

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

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