





7 Ebor Street  
York, YO23 1AX  
£325,000

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**NO ONWARD CHAIN!** A modern mid-terraced two bedroom house with garden set within this highly desirable area just off Bishopthorpe road close to York city centre, Rowntree park and nearby schools and amenities. This well cared for home has the added benefit of uPVC double glazing and gas central heating, it comprises; entrance hallway, breakfast kitchen, 13ft lounge, rear porch and brick store, first floor landing, two first floor bedrooms and three piece house bathroom. To the outside is a front forecourt whilst to the rear is paved courtyard garden with a gate to side alleyway. An accompanied viewing is strongly recommended.

### Entrance Hallway

uPVC entrance door, uPVC window to front, double panelled radiator, carpeted stairs to first floor, glazed panelled door to;

### Breakfast Kitchen

uPVC window to front, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, built-in oven and hob, undercounter fridge, integrated washing machine, double panelled radiator, tiled and carpeted flooring, storage cupboards, power points

### Lounge

uPVC window to rear, door to rear porch, gas fire with surround, carpeted flooring, double panelled radiator, TV and power points

### First Floor Landing

Carpeted flooring, airing cupboard, loft access

### Bedroom 1

uPVC window to front, fitted wardrobes, single panelled radiator, carpeted flooring, power points

### Bedroom 2

uPVC window to rear, carpeted flooring, single panelled radiator, power points





### **Bathroom**

Opaque uPVC window to rear, panelled bath with mains shower over, low level WC, wash hand basin, single panelled radiator, extractor fan

### **Outside**

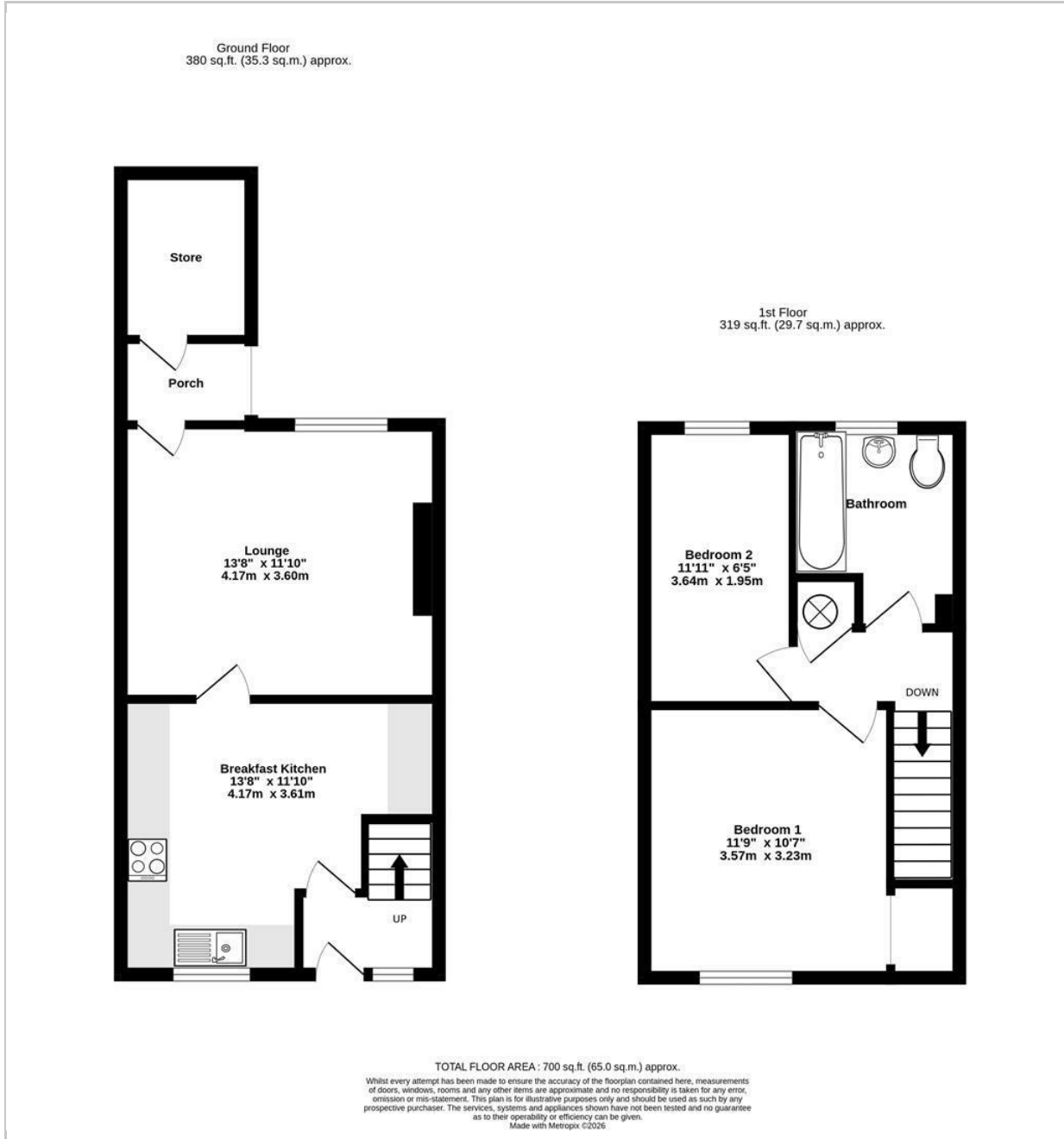
Gated front forecourt, rear walled courtyard garden with outside tap, good sized brick store, gate to alleyway

### **Agents Notes**

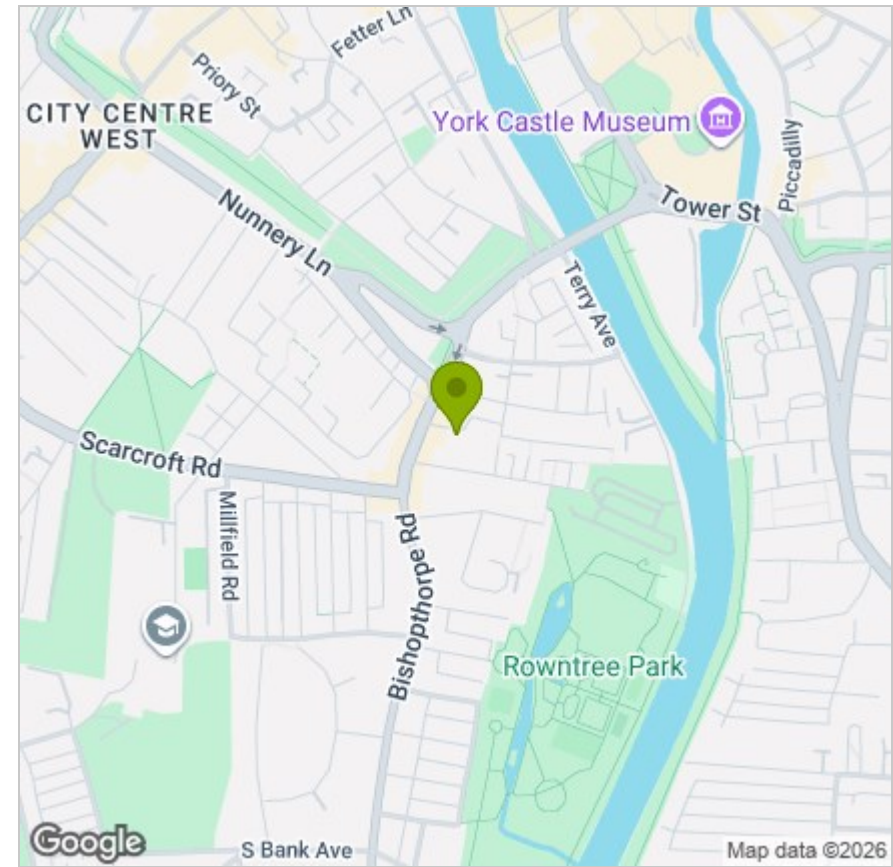
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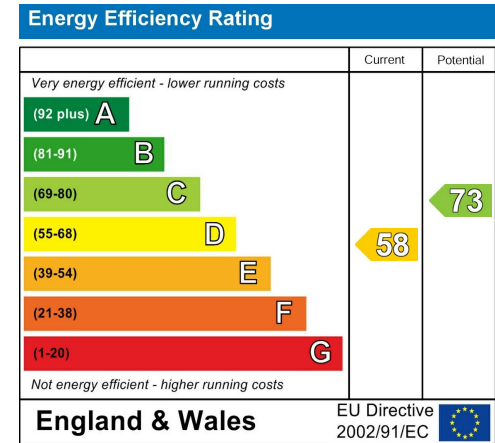
# FLOOR PLAN



# LOCATION



# EPC



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