

This fabulously presented two bedroom terraced house is located in the sought after location just off Bishopthorpe Road and close to the city centre, train station and all local amenities.

The property is comprised of an entrance hallway which opens up to the bright lounge with feature fireplace and bay window overlooking the street level.

Next is the beautiful dining room space again with feature fireplace and plenty of under-stairs storage. This leads onto the galley kitchen which overlooks the immaculate courtyard and boasts white good including oven/hob, dishwasher, washing machine and washer dryer. Finally is the downstairs shower room and WC.

Back in the hallway as you proceed up the stairs are two well proportioned double bedrooms both with period fireplaces, the upstairs bathroom (currently with shower but bath to be fit imminently) and a further study area in the loft.

The property has recently been redecorated with new carpets and paint and is available now. Sorry no pets or smokers. Council Tax Band C

Hallway

Lounge 10'7" x 12'2" (3.23m x 3.71m)

Dining Room 10'9" x 14'1" (3.29m x 4.30m)

Under-stairs cupboard 9'3" x 2'7" (2.82m x 0.80m)

Kitchen

13'6" x 5'11" (4.12m x 1.82m)

Bathroom

6'6" x 5'4" (2.00m x 1.65m)

Stairs Leading to;















Bedroom 1 12'9" x 9'10" (3.90m x 3.01m)

Bedroom 2

12'9" x 10'8" (3.91m x 3.26m)

Bathroom 2

13'10" x 5'8" (4.23m x 1.75m)

Loft/Study 17'0" x 12'10" (5.20m x 3.93m)





FLOOR PLAN LOCATION Nunnery Ln Tower St Ground Floor 460 sq.ft. (42.7 sq.m.) approx 1st Floor 570 sq.ft. (53.0 sq.m.) approx. E Mount Rd Bathroom Scarcroft Rd Vine St Utility Area Scarcroft Allotments Kitchen 13'5" x 6'0" 4.09m x 1.83m Millthorpe School Bedroom 14'0" x 10'11" 4.27m x 3.33m Rowntree Park Dining Room 14'1" x 10'10" Gro Loft Room Ambrose St S Bank Ave Brunswick St Goog Sueen Victoria St 14'0" x 10'0" 4.27m x 3.05m Map data @2022 **Energy Efficiency Rating** Lounge 10'7" x 10'0" Potential Very energy efficient - lower running costs **EPC** (92 plus) A 79 (69-80) (55-68) (39-54) TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx. (21-38) Whilst every alterent has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, norms and any other terms are approximate and no responsibility is blant for any error. emission or mis-statement. This plan is not find familiary beginning to a proposed to the state of the proposed emission or mis-statement. This plan is not find familiary beginning to a plant the control of the proposed proposed purchaser. The is the control of the proposed the proposed as to their operation of efficiency can be given. G Not energy efficient - higher running costs

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.

EU Directive

2002/91/EC

England & Wales