



35 Cromer Street
York, YO30 6DQ
Guide Price £277,500

 2  1  2  E

NO ONWARD CHAIN! An impressive two bedroomed period terrace house with additional loft room, located in this popular residential area off Burton Stone Lane and close to York's historic city centre with easy access to the Railway station and outer ring road. This well presented property benefits from uPVC double glazing and gas central heating and is ready to view. The property comprises; entrance vestibule, entrance hallway, lounge with bay window, dining room, kitchen, utility, first floor galleried landing, two first floor double bedrooms, good sized three piece house bathroom and 12ft loft space. To the outside is a gated front forecourt and rear walled courtyard. An accompanied viewing is strongly recommended.

Entrance Vestibule

uPVC entrance door, glazed panelled door to;

Entrance Hallway

Laminate flooring, double panelled radiator, carpeted stairs to first floor

Lounge

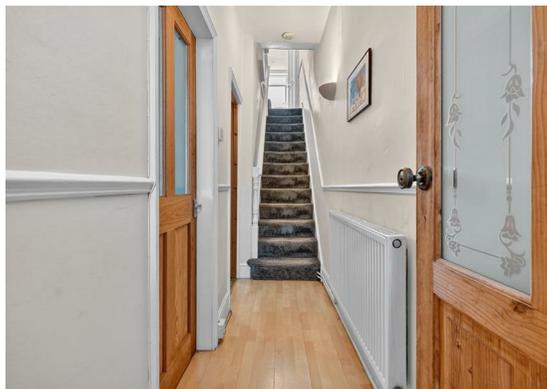
uPVC bay window to front, ceiling rose, coving, dado rial, fire with surround, timber floorboards, TV and power points, double panelled radiator

Dining Room

uPVC window to rear, fire with surround, double panelled radiator, vinyl tiled flooring, power points, storage cupboards

Kitchen

Fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, built-in oven and hob, integrated microwave, space and plumbing for further appliances, vinyl tiled flooring, power points, recessed spotlights





Utility Room

uPVC double glazing and door to Courtyard, wall and base units, stainless steel sink with draining board and mixer tap, vinyl flooring, plumbing and power for washing machine

Galleried Landing

Carpeted flooring, storage cupboard, staircase to loft room, power points

Bedroom 1

uPVC window to front, carpeted flooring, double panelled radiator, power points

Bedroom 2

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

Bathroom

Opaque uPVC window to rear, panelled bath with electric shower over, low level WC, wash hand basin, storage cupboard, double panelled radiator, recessed spotlights, wooden flooring

Loft Room

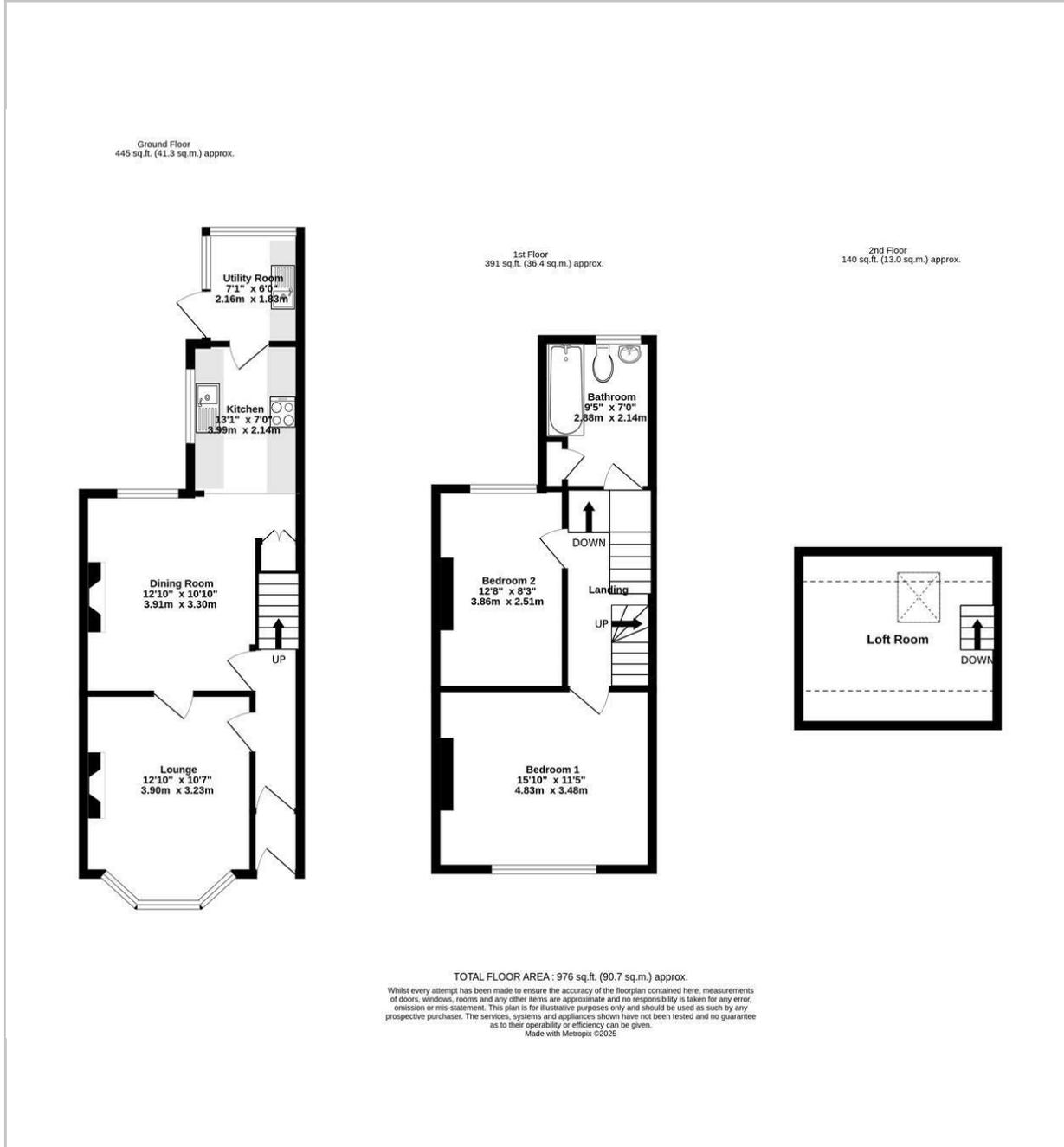
Velux window, carpeted flooring, eaves storage, power points

Outside

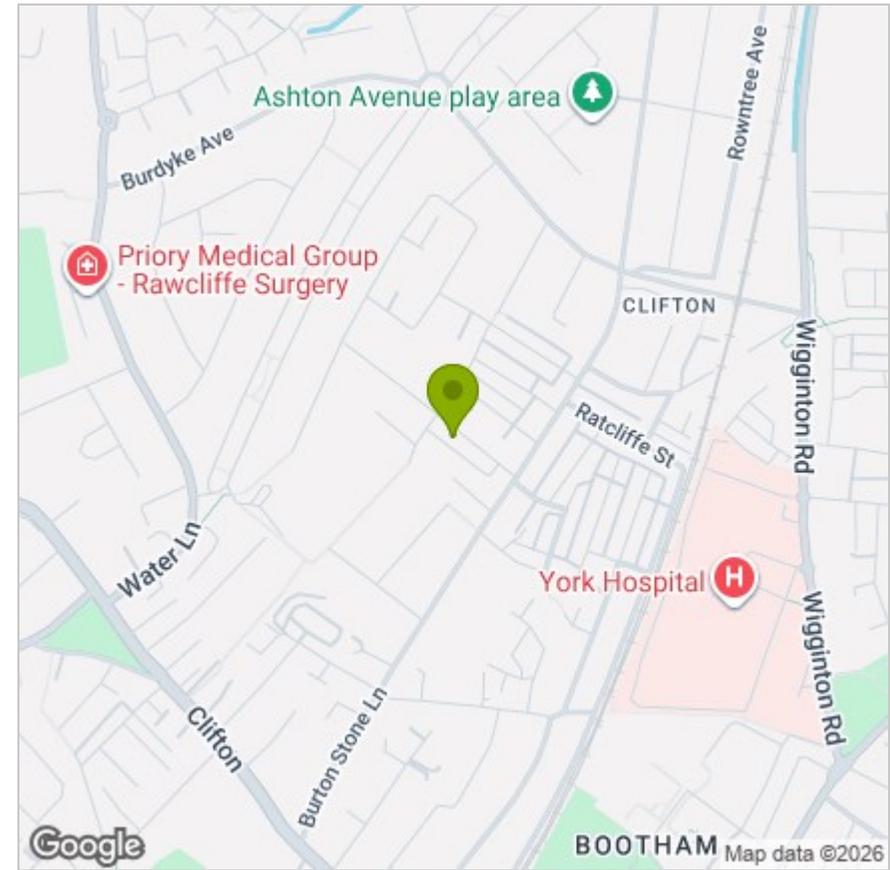
Front forecourt, rear walled courtyard with raised borders, sitting areas, gate to service alley way



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.