



5 Dudley Street  
York, YO31 8LP  
Guide Price £230,000

**NO ONWARD CHAIN!** A well cared for two bedroom period mid terrace house on this quiet residential cul-de-sac located within the sought after Groves area of York close to the city centre, York hospital and York St John University. Retaining charm and character the property comprises large open plan living/dining room, fitted kitchen, rear hallway, three piece bathroom and two first floor double bedrooms. The property also has the benefit of gas central heating and is suitable for both first time buyers and investors. To the outside is a rear walled courtyard with gate to service alleyway with available on-street permit parking. An accompanied viewing is recommended, please call Churchills Estate Agents today.

### Lounge/Dining Room

22'10 x 12' (6.96m x 3.66m)

Entrance door, window to front, slide sash window to rear, ceiling roses, open fire with surround, two double panelled radiators, power points, carpeted stairs to first floor, laminate flooring.



### Kitchen

9'1 x 6'7 (2.77m x 2.01m)

Window to side, fitted wall and base units with counter tops, inset stainless steel sink and drainer with mixer tap, space and plumbing for appliances, power points, tiled flooring.



### Rear Hallway

Stable door to courtyard, plumbing for washing machine, power points, tiled flooring.

### Bathroom

Opaque window to side, panelled bath, with mains shower over, pedestal wash hand basin, low level WC, single panelled radiator, part tiled walls, extractor fan, tiled flooring.



### First Floor Landing

Carpet.





### **Bedroom 1**

uPVC window to front, fitted wardrobes, storage cupboard, picture rail, single panelled radiator, power points, carpet.

### **Bedroom**

Window to front, storage cupboard housing combination boiler, picture rail, single panelled radiator, power points, carpet.

### **Outside**

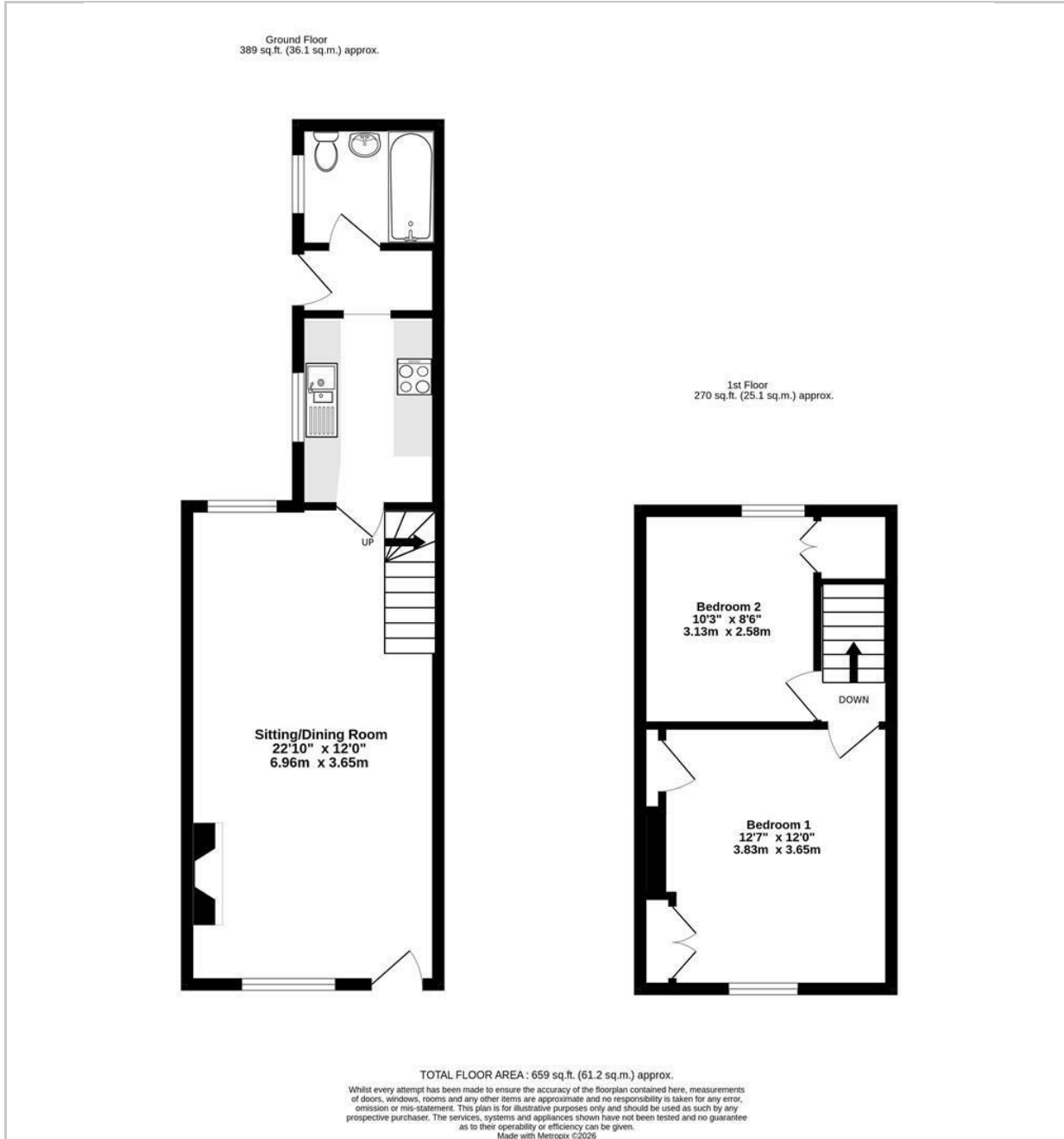
Rear walled courtyard with gate to service alleyway.

### **Agents Note**

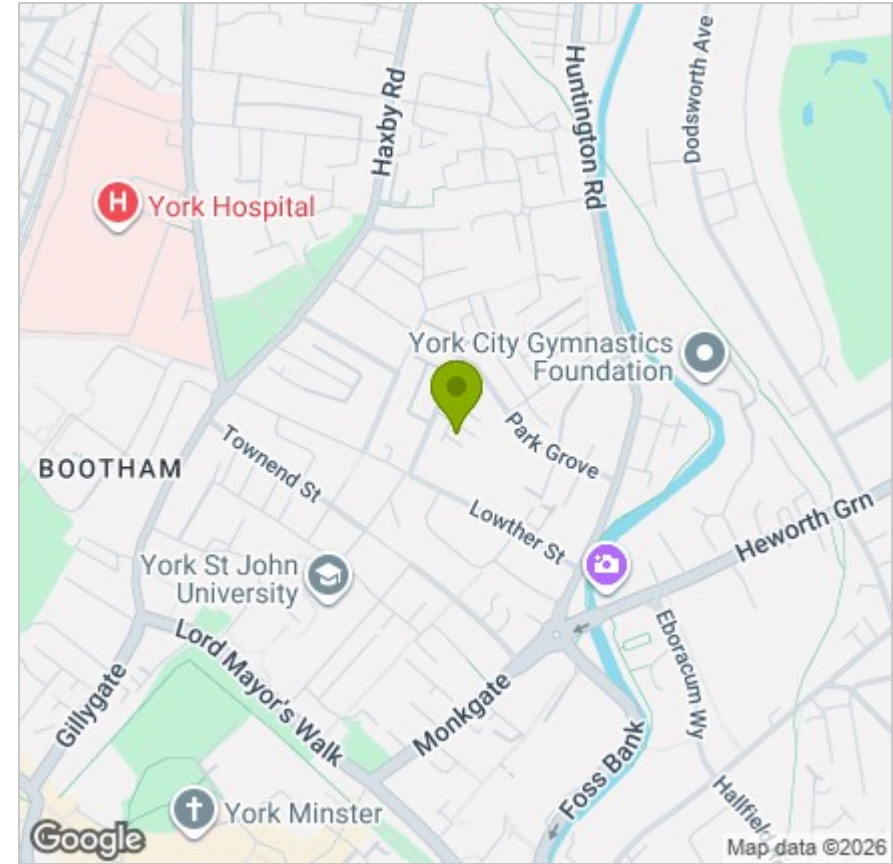
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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