



64 Lower Ebor Street  
York, YO23 1AY

Offers In The Region Of £300,000



A superb two double bedroom mid terrace house with delightful rear courtyard. Located moments away from Bishopthorpe Road shopping parade, Rowntree Park, York city centre and the railway station this terrific property has been updated and maintained by the current Vendors to a very high standard throughout with the added benefit of uPVC double glazing and modern gas central heating. The bright and airy living accommodation comprises lounge, breakfast kitchen, rear hallway, first floor landing, two double bedrooms and a three piece shower room. To the outside is a good size rear landscaped courtyard with brick store and gate to alleyway. An internal viewing is highly recommended.

**Lounge**

Composite entrance door, ornate coving, uPVC double glazed window to front, column radiator, TV point, power points. Engineered wood flooring.

**Dining Kitchen**

uPVC double glazed window to rear, fitted wall and base units incorporating Quartz counter tops, inset one and a half stainless steel sink with mixer tap, built-in fridge freezer, eye level double oven, hob, freestanding washing machine, power points, column radiator. Luxury vinyl flooring.

**Rear Hallway**

Composite door to courtyard, column radiator, wall mounted gas combination boiler, carpeted stairs to first floor. Luxury vinyl flooring.

**First Floor Landing**

Power points. Carpet. Doors to;

**Bedroom 1**

uPVC double glazed window to front, column radiator, power points, fitted storage. Engineered wood flooring.







### Bedroom 2

uPVC double glazed window to rear, column radiator, power points. Engineered wood flooring.

### Shower Room

Opaque uPVC double glazed window to side, walk-in shower cubicle, pedestal wash hand basin, low level WC, towel rail/radiator, tiled walls, extractor fan. Vinyl flooring.

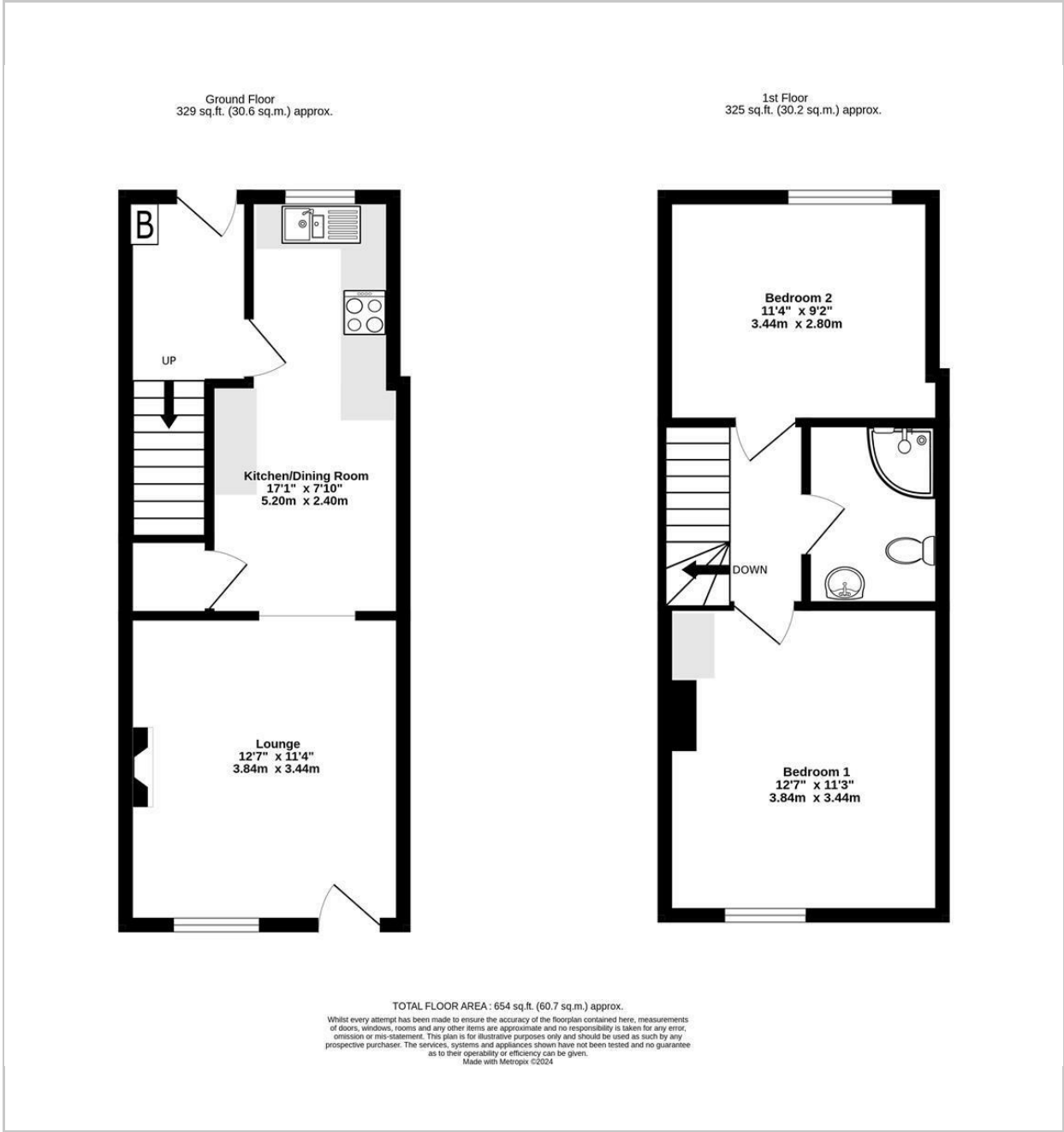
### Rear Courtyard

Landscaped courtyard with paving, raised borders, outside tap, brick store and gate to service alleyway.

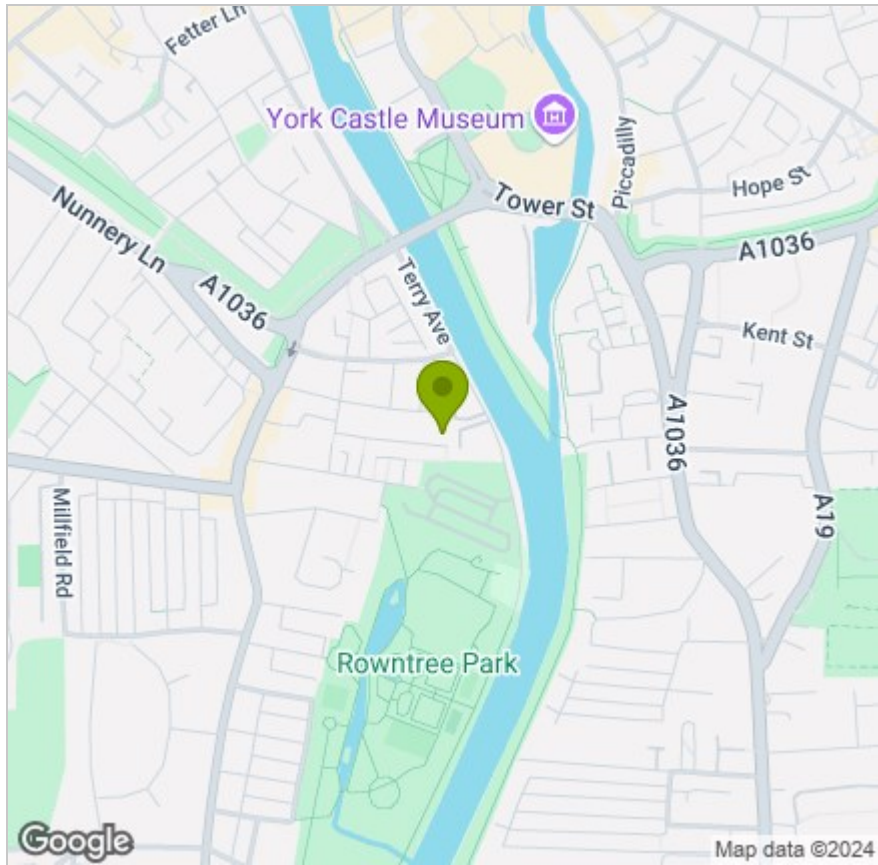




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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