



ACCOMMODATION

A charming and characterful 2 double bedroom period terraced house, featuring a cosy lounge with a multi-fuel burning stove, a spacious kitchen/dining room and a delightful walled rear courtyard. The property is conveniently situated less than a mile west of York's historic city walls and mainline railway station.

The front entrance door opens directly into the welcoming lounge, which features an attractive exposed brick fireplace with a wooden mantel and inset multi-fuel burning stove, complemented by fitted shelving to either side. There is a window to the front, engineered wood flooring and a part-glazed wooden door leading through to the kitchen/dining room.

The kitchen/dining room provides space for a dining table and chairs and is fitted with a range of wall and base units with laminate worktops, an enamel sink, tiled splashbacks, a gas hob and an electric oven. There is also space for a fridge/freezer and washing machine. Stairs lead to the first floor, whilst the tiled flooring continues through to a rear lobby with a door opening onto the courtyard. The ground floor bathroom/WC is accessed from the lobby and features a bath



with shower over, part-tiled walls, engineered wood floor and a window to the side.

On the first floor are 2 well-proportioned double bedrooms.

The property benefits from gas central heating, double glazing and an energy performance rating (EPC) of TBC.

Outside, the delightful walled rear courtyard provides a lovely private space for outdoor dining and relaxing in the warmer months. There is also a useful covered area, a wooden storage shed and a pedestrian access gate.

This appealing period home combines traditional character with comfortable accommodation in a convenient location within easy reach of York city centre and the railway station.

COUNCIL TAX

Band A

What 3 Words

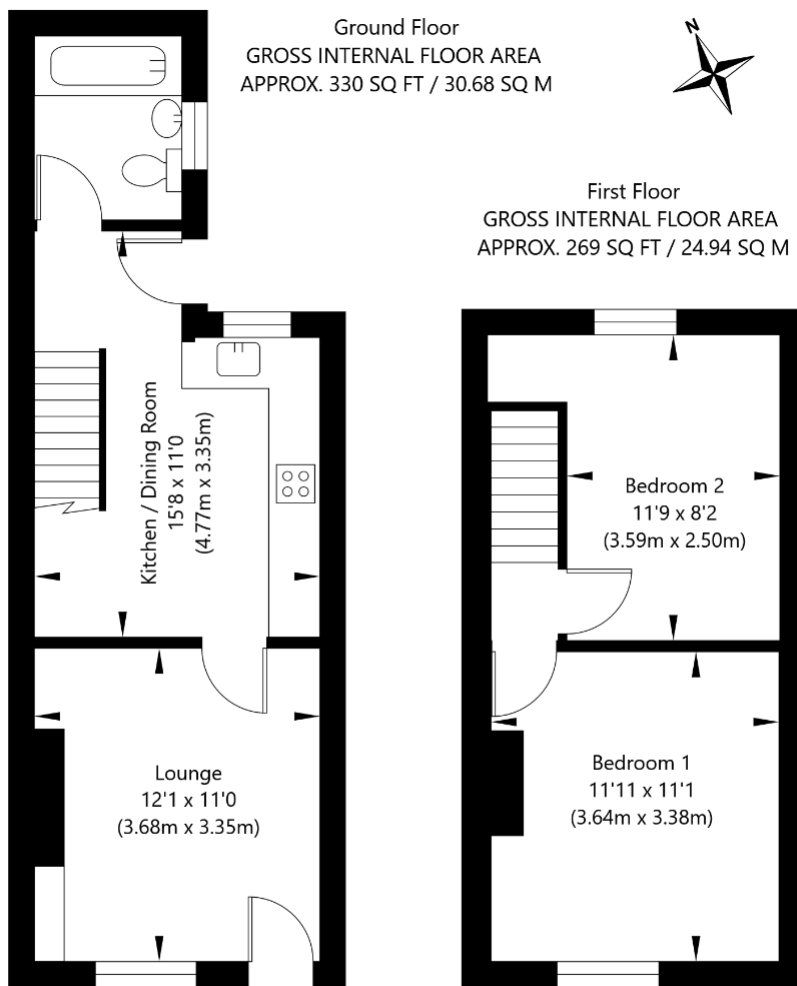
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 330 SQ FT / 30.68 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 269 SQ FT / 24.94 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 599 SQ FT / 55.62 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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