

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

30 St Marys

York, YO30 7DD

Guide Price £295,000

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A good sized one bedroom garden flat located within this period building in one of York's most picturesque streets. Located just off Bootham, this period home is suitable to both investment buyers and owner occupiers with the benefit of being close to York's historic city centre, sought after schools, the Museum Gardens, as well as easy access over Scarborough Bridge to York railway station.
Entered via a secure communal hallway, as well as its own separate entrance hall, the well proportioned living space comprises: inner hallway, large living/dining room with bay window to rear, fitted kitchen, 13' double bedroom, with French doors on to garden and three piece shower room. To the outside is a good sized lawned garden as well as storage areas and side access.
An accompanied viewing of this characterful property is strongly recommended.

Entrance Hallway
17'1 x 4'3 (5.21m x 1.30m)
Entrance door, tiled flooring, fitted storage and power points, door to inner hallway

Living/Dining Room
15'5 x 17'2 (4.70m x 5.23m)
Period style fire with surround, oak flooring, fitted storage, bay window to rear, wall mounted electric heater

Kitchen
5'8 x 8'1 (1.73m x 2.46m)
Fitted wall and base units, counter top, sink and draining board with mixer tap, window to side, built in electric oven and hob, space and plumbing for appliances, laminate flooring, power points

Bedroom
11'6 x 13'5 (3.51m x 4.09m)
Large French doors on to garden, fitted storage, electric night storage heater, carpets, power points



















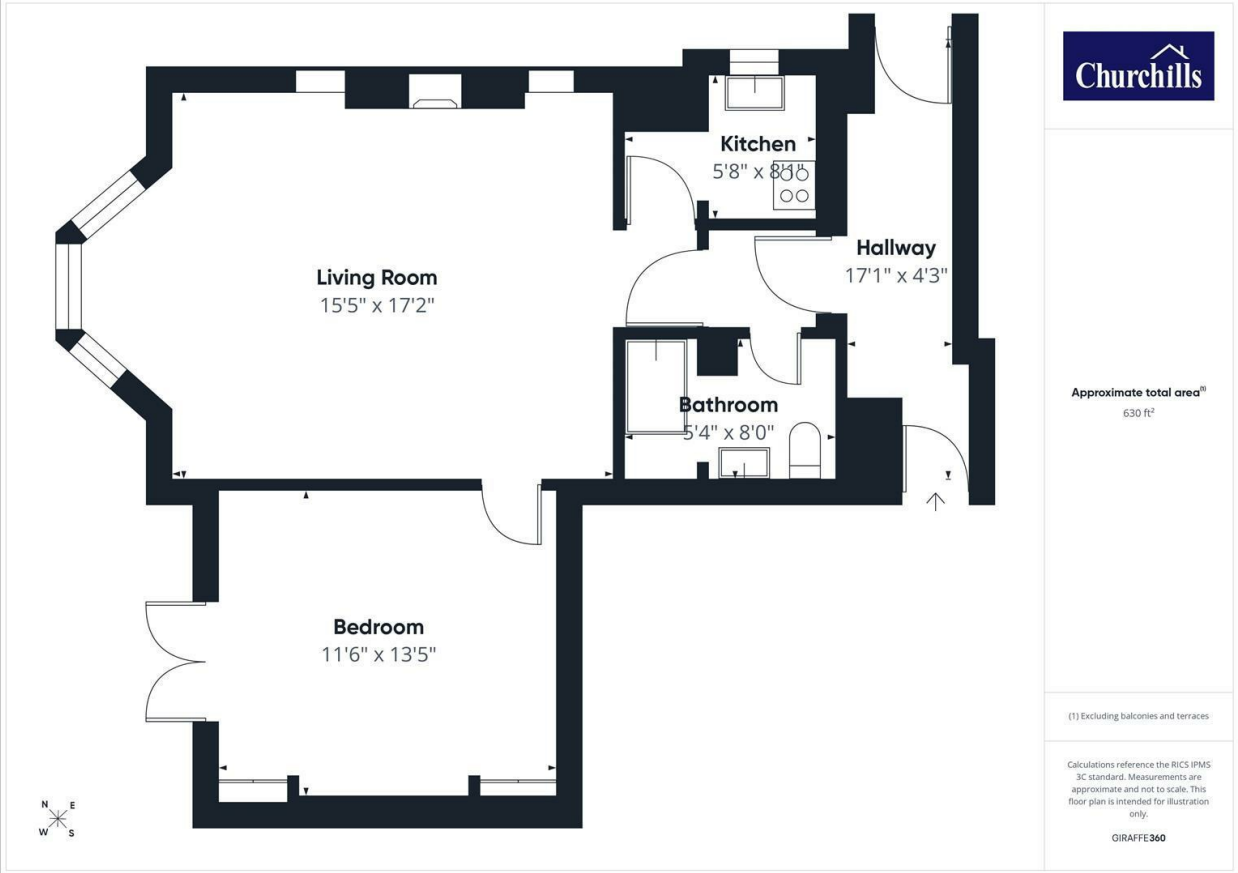
Bathroom
5'4 x 8' (1.63m x 2.44m)
Bath with main shower over, tiled wall, tiled flooring, low level W.C., wash hand basin, electric radiator

Outside
Rear paved garden with lawn, mature trees and shrubbery, brick boundary wall, side courtyard for storage

Lease and Service Charge to be advised

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

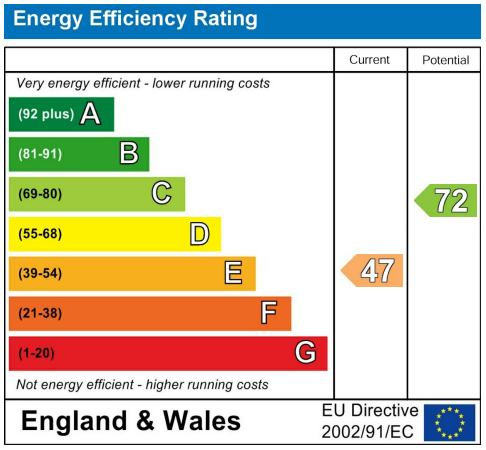
FLOOR PLAN



LOCATION



EPC



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