

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

1 Lower Friargate

York, YO1 9SL

Guide Price £425,000

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NO ONWARD CHAIN. A superb 3 storey townhouse situated in this city centre location just off Kings Lane and the river Ouse. This fabulous townhouse is sure to appeal to an array of buyers and is currently used as a successful holiday home or is suitable to be used as a private residence. This bright and spacious living accommodation comprises; entrance vestibule, entrance hallway, lounge with feature fireplace, dining room, fitted kitchen, first floor landing, two first floor double bedrooms, large 3 piece bathroom suite, second floor master bedroom and 3 piece en-suite shower room. To the rear is a walled courtyard with access gate and an accompanied viewing is highly recommended.

Entrance Vestibule
Entrance door, laminate flooring, glazed door leading to;

Hallway
Corbels, single panelled radiator, carpeted stairs to first floor, laminate flooring

Living Room
Sliding sash window to front, period fireplace, laminate flooring, single panelled radiator, TV and power points

Dining Room
Window to rear, single panelled radiator, laminate flooring, under stairs cupboard, power points

Kitchen
Window to side, uPVC glazed door to courtyard, tiled flooring, fitted base and wall units, sink and draining board with mixer tap, space and plumbing for appliances

First Floor Landing
Window to side, stairs to second floor, carpet, power points

Bedroom 2
Sliding sash window to front, double radiator, period fire, storage cupboard, carpet, power points







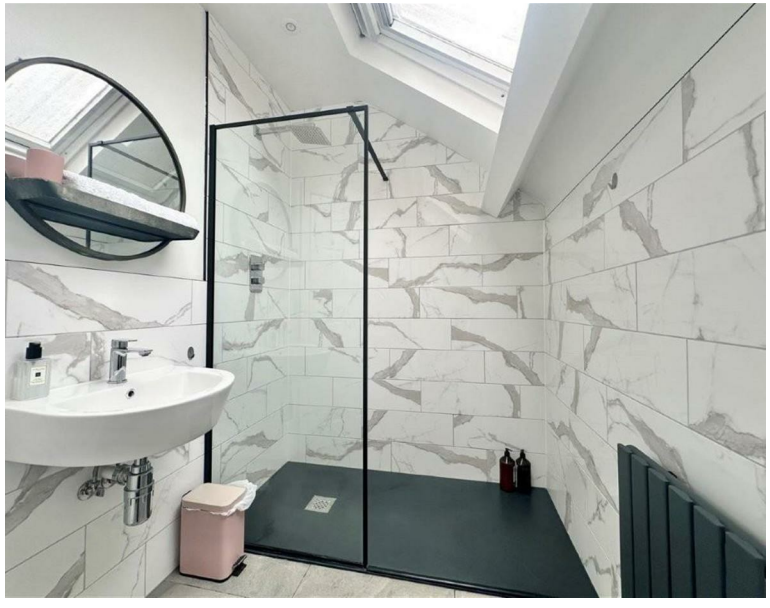












Bedroom 3
Window to rear, period fireplace, double panelled radiator, carpet, power points

Shower Room
Opaque window to side, single panelled radiator, walk-in shower cubicle, low level wc, wash hand basin, recessed spotlights, extractor fan

Second Floor Landing
Door leading to;

Master Bedroom
Timber framed window to front, double panelled radiator, carpet, power points, leading to;

En-Suite Shower Room
Velux window, walk-in shower cubicle, low level wc, pedestal wash hand basin, towel radiator, tiled flooring

Rear Courtyard
Rear walled courtyard

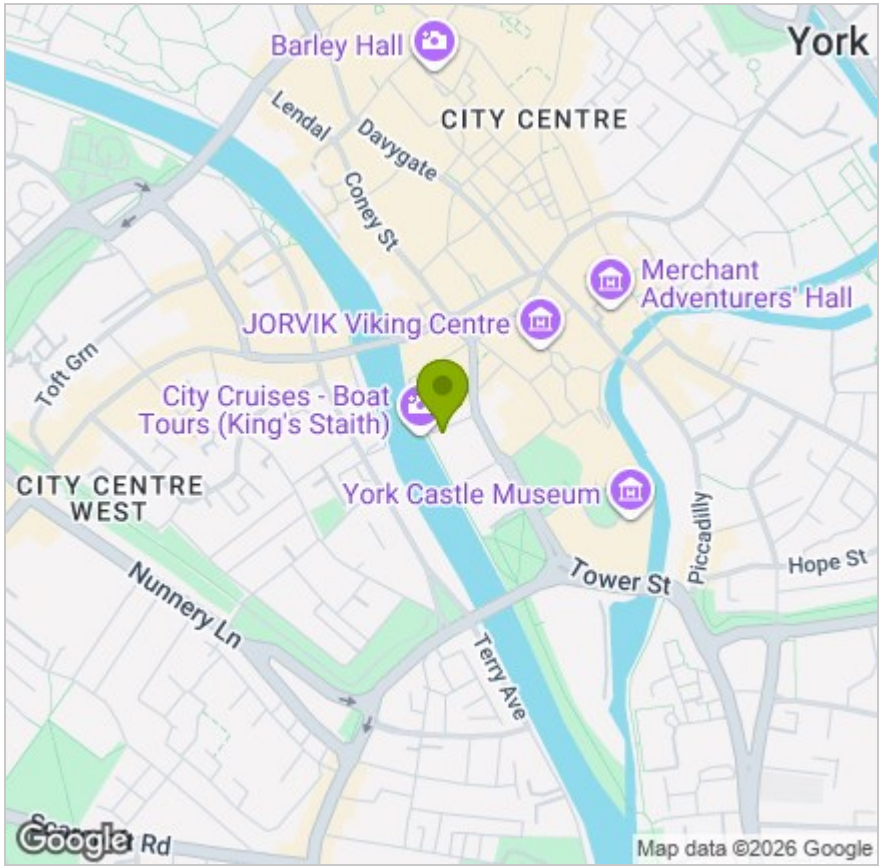
FLOOR PLAN



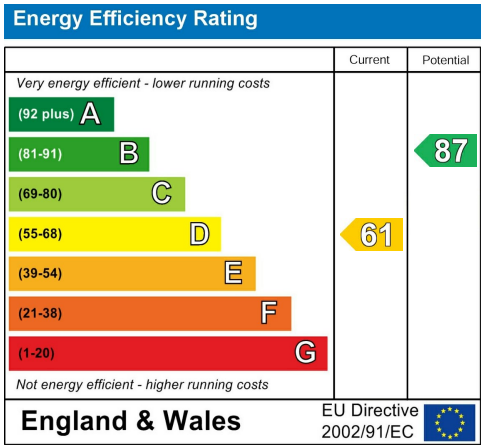
TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC



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