

56 Baker Street
York, YO30 7AX
Guide Price £269,500



A rare opportunity to purchase an attractive, spacious and bright end-terrace in move-in condition. Positioned in quiet no through street with no permit on street parking just off Bootham and Burton Stone Lane, this modern character forecourted end terrace offers charm and generous accommodation in a central location with many amenities, York hospital close by and York Minster approximately ten-minutes walk away.

EPC band C rated with recent EICR, this property provides good internal and external estate - a separate hallway, two reception rooms, three upstairs bedrooms - two large doubles and one through single - private good-sized yard and brick shed.

There is also potential for future loft conversion and added extension, all making this charming home an excellent investment for first-time buyers, those relocating and landlords seeking £1300pcm standard rental income or more for multiple occupancy or holiday letting.

Entrance Vestibule

Entrance door. Door to:

Entrance Hallway

Radiator, stairs to first floor. Doors to:

Sitting/Dining Room

11'10 x 11'6 (3.61m x 3.51m)

Bay window to front, radiator, TV point, power points.

Living Room

14'5 x 10'6 (4.39m x 3.20m)

Window to rear, coving, radiator, power points.

Kitchen

8'11 x 6'11 (2.72m x 2.11m)

Window to side, fitted wall and base units, built in oven and hob, sink with draining board, space for appliances, power points. Door to:





Rear Hall

Door to courtyard

Bathroom

6'11 x 6'7 (2.11m x 2.01m)

Opaque window to side, panelled bath, wash hand basin, low level WC, fully tiled walls.

First Floor

Doors to:

Bedroom 2

14'5 x 9'10 (4.39m x 3.00m)

Window to front, radiator, power points, built in storage cupboard.

Bedroom 1

14'5 x 10'6 (4.39m x 3.20m)

Window to rear, radiator, TV point, power points, built in storage cupboard. Door to:

Dressing Room

8'11 x 6'11 (2.72m x 2.11m)

Window to side, radiator, wall mounted boiler.

Outside

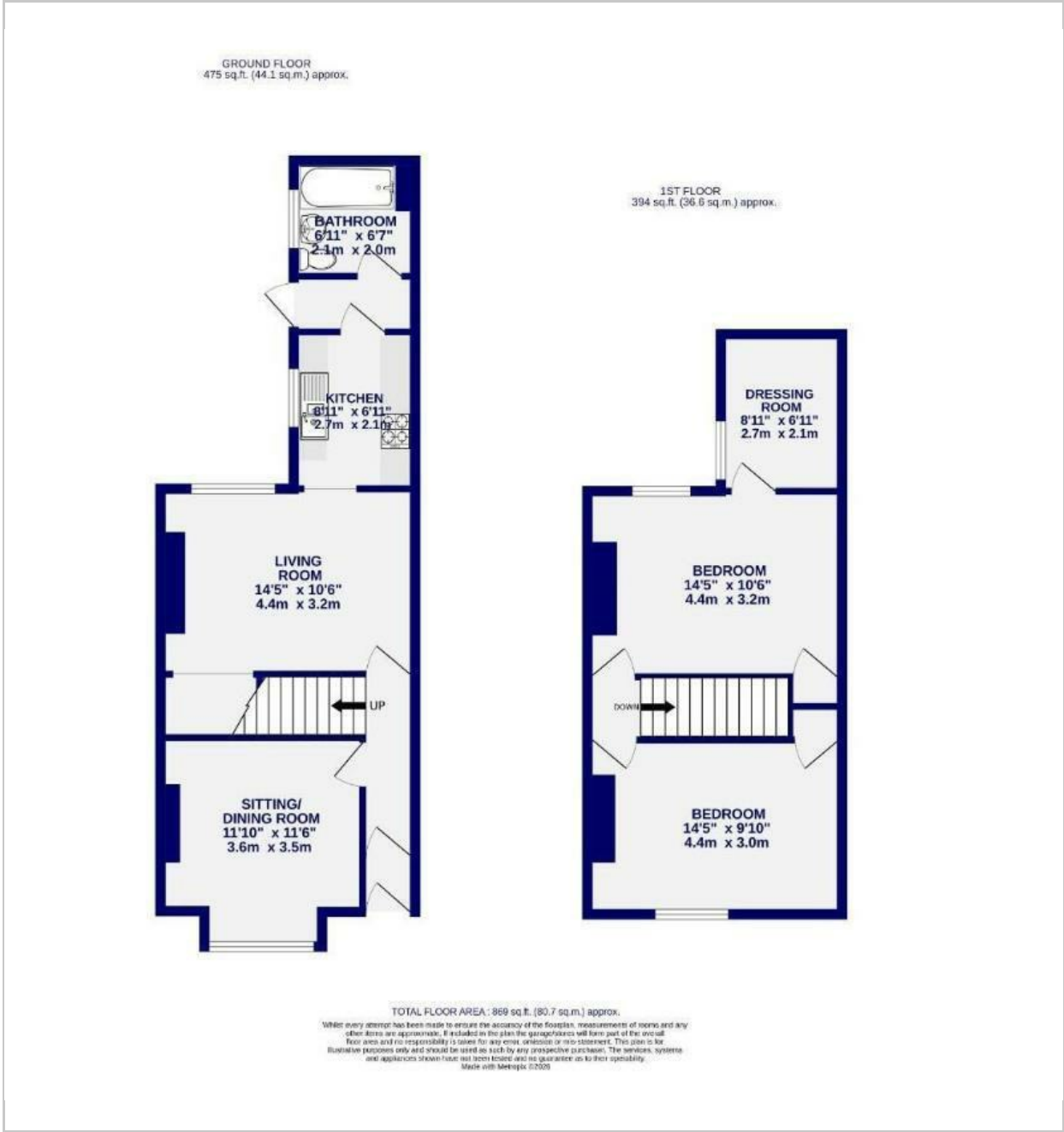
Rear walled courtyard with brick built storage.

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.

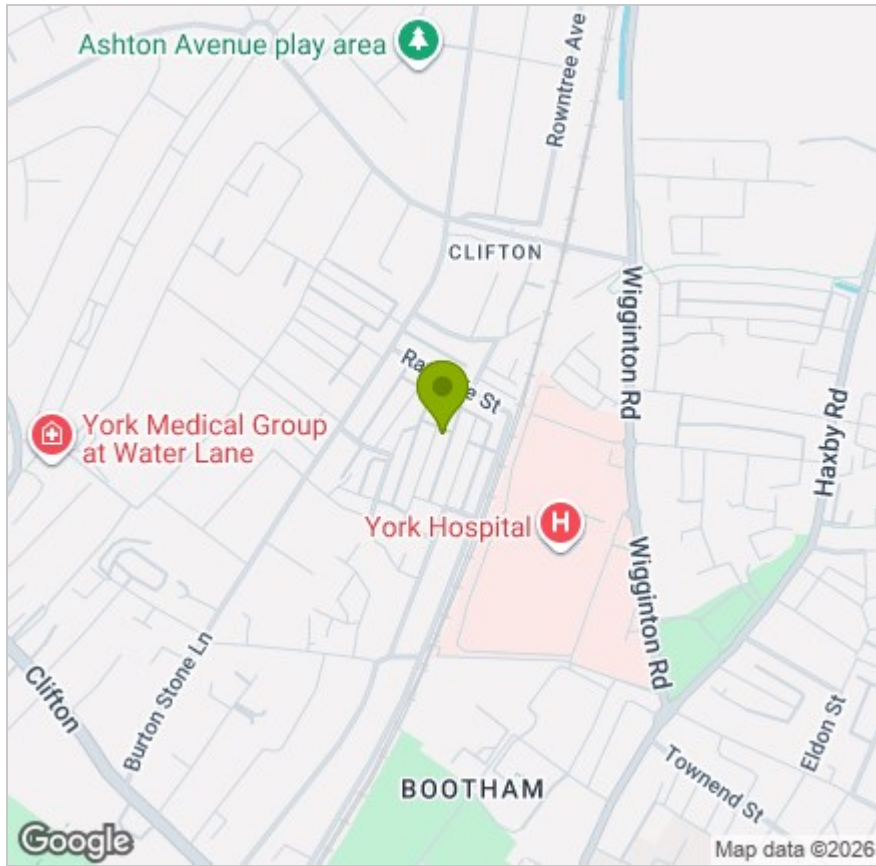


FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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