



7 Ebor Street, York, YO23 1AX

Guide Price £300,000



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£300,000

NO ONWARD CHAIN! A modern mid-terraced two bedroom house with garden set within this highly desirable area just off Bishopthorpe road close to York city centre, Rowntree park and nearby schools and amenities. This well cared for home has the added benefit of uPVC double glazing and gas central heating, it comprises; entrance hallway, breakfast kitchen, 13ft lounge, rear porch and brick store, first floor landing, two first floor bedrooms and three piece house bathroom.

To the outside is a front forecourt whilst to the rear is paved courtyard garden with a gate to side alleyway. An accompanied viewing is strongly recommended.

Description

Entrance Hallway

uPVC entrance door, uPVC window to front, double panelled radiator, carpeted stairs to first floor, glazed panelled door to;

Breakfast Kitchen

uPVC window to front, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, built-in oven and hob, undercounter fridge, integrated washing machine, double panelled radiator, tiled and carpeted flooring, storage cupboards, power points

Lounge

uPVC widow to rear, door to rear porch, gas fire with surround, carpeted flooring, double panelled radiator, TV and power points

First Floor Landing

Carpeted flooring, airing cupboard, loft access

Bedroom 1

uPVC window to front, fitted wardrobes, single panelled radiator, carpeted flooring, power points

Bedroom 2

uPVC window to rear, carpeted flooring, single panelled radiator, power points

Bathroom

Opaque uPVC window to rear, panelled bath with mains shower over, low level WC, wash hand basin, single panelled radiator, extractor fan

Outside

Gated front forecourt, rear walled courtyard garden with outside tap, good sized brick store, gate to alleyway

Agents Notes

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.

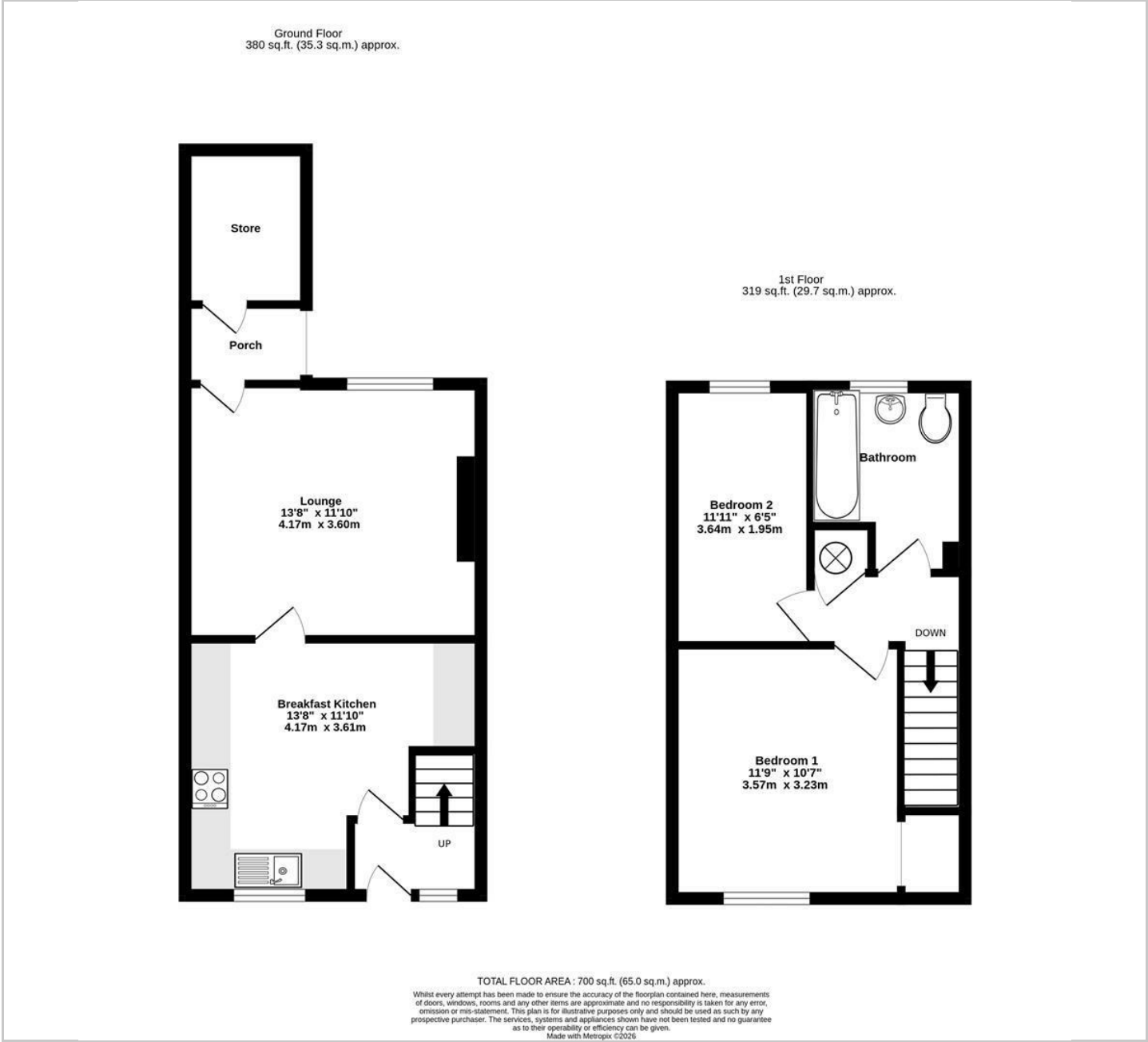


Features

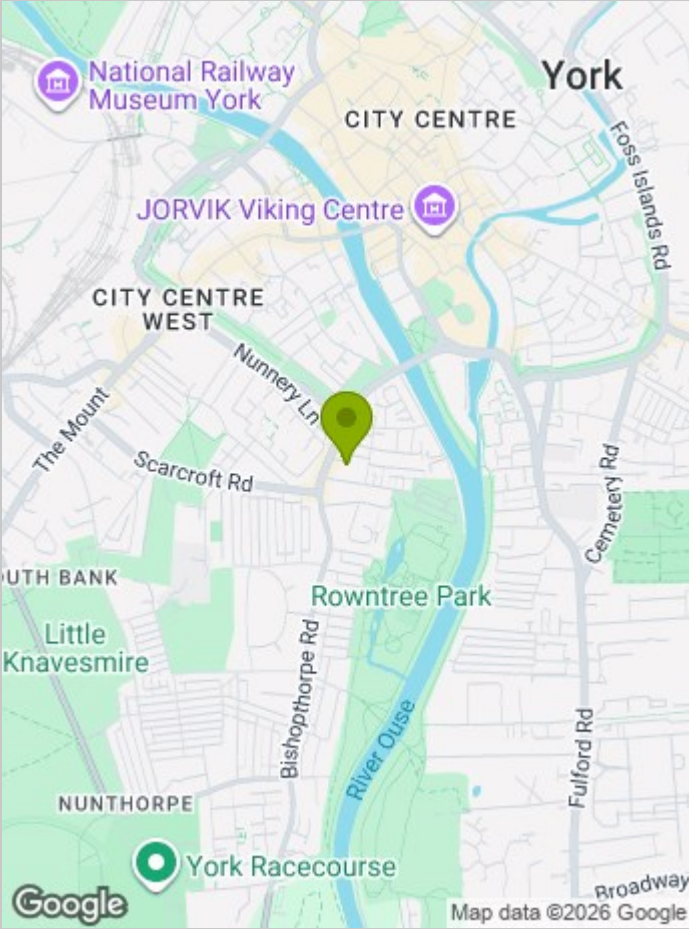
- NO ONWARD CHAIN
- Modern 2 Bedroom Mid Terrace with Garden
- Set Within Highly Desirable Area
- Just off Bishopthorpe Road and Close to York City Centre
- Council Tax Band B
- EPC D



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(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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