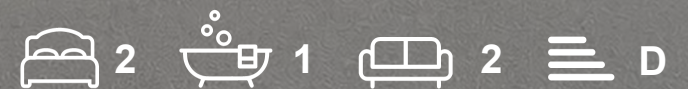




44 Balmoral Terrace
York, YO23 1HS
Guide Price £265,000



This bright and spacious two bedroom period mid terrace home is ideally situated in the highly sought after South Bank area of York. Offering well proportioned accommodation throughout this charming property is an excellent opportunity for buyers looking to create a home to their own taste. The light-filled interior provides generous living space, complemented by two good size bedrooms and a three piece bathroom suite. To the outside is a front forecourt whilst to the rear is a courtyard garden. Perfectly positioned within easy reach of York city centre, the property is surrounded by an excellent range of local amenities, including independent shops, cafés, popular schools, and convenient transport links, making it an ideal choice for professionals, first time buyers and investors alike. Call Churchills Estate Agents today to arrange a viewing.

Entrance Hall

Wooden entrance door

Lounge

12'10 x 11 (3.91m x 3.35m)

uPVC double glazed window to front, coving, laminate flooring, electric fire with surround, double panelled radiator, power points

Stairway

Carpeted stairs to first floor landing

Dining Room

11 x 10'8 (3.35m x 3.25m)

uPVC double glazed window to rear, coving, double panelled radiator, understairs cupboard, carpets, power points

Kitchen

9'5 x 6'10 (2.87m x 2.08m)

uPVC double glazed window to side, fitted wall and base units with countertop, stainless steel sink and draining board, gas hob, electric oven, space and plumbing for appliances, tiled floor, power points





Lobby

Rear door to courtyard, window, tiled flooring

Bathroom

uPVC double glazed window to side, bath with electric shower over, low level w.c., pedestal wash hand basin, towel radiator, tiled flooring

First Floor Landing

Doors to:

Bedroom 1

11' x 10'8 (3.35m x 3.25m)

uPVC double glazed window to front, coving, storage cupboard, carpets, power points

Bedroom 2

11' x 10'7 (3.35m x 3.23m)

uPVC double glazed window to rear, coving, two storage cupboards, loft access, carpets, power points

Outside

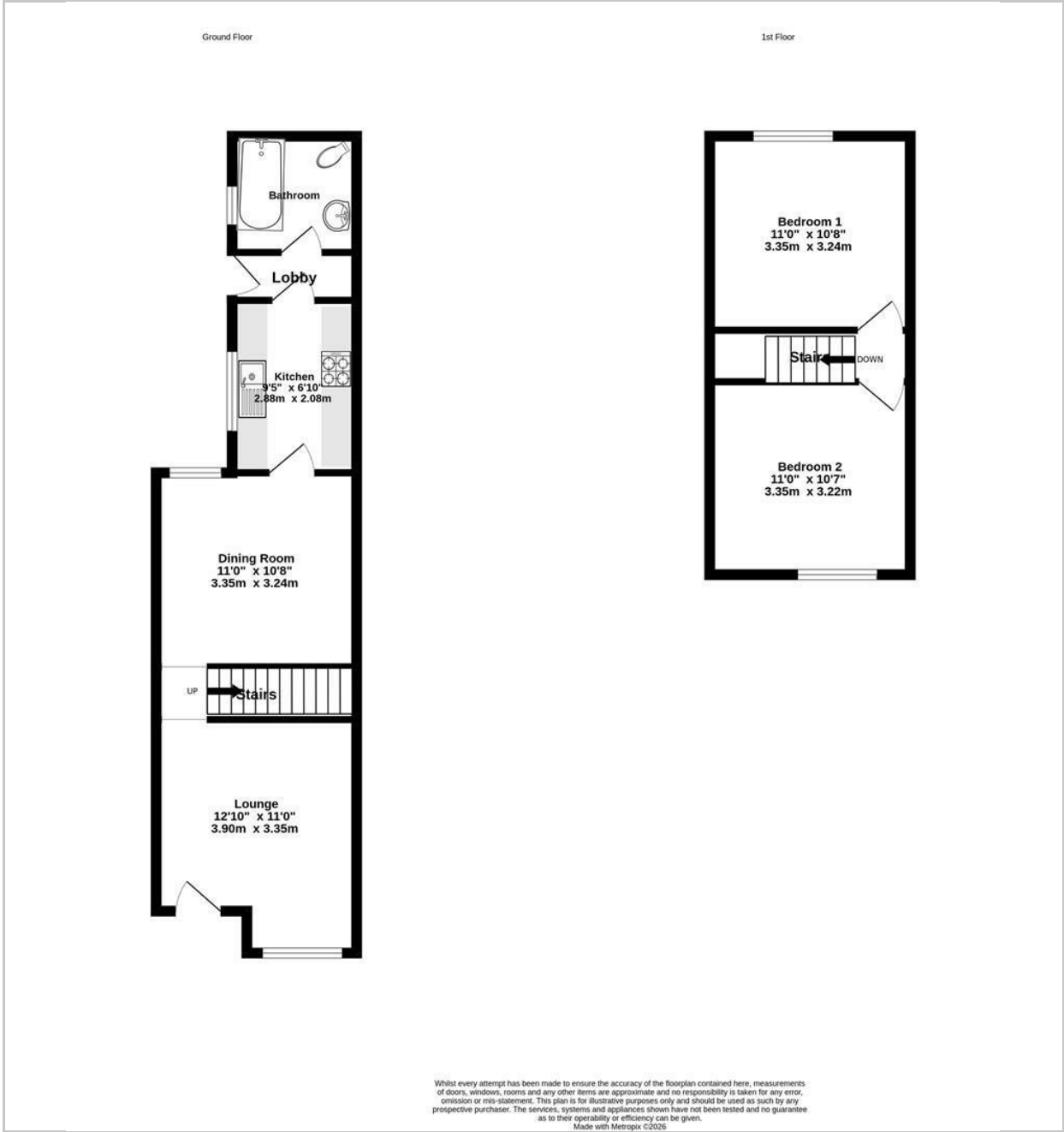
Front courtyard, rear courtyard with outbuilding providing storage, gate access to service alley

Agents Note:

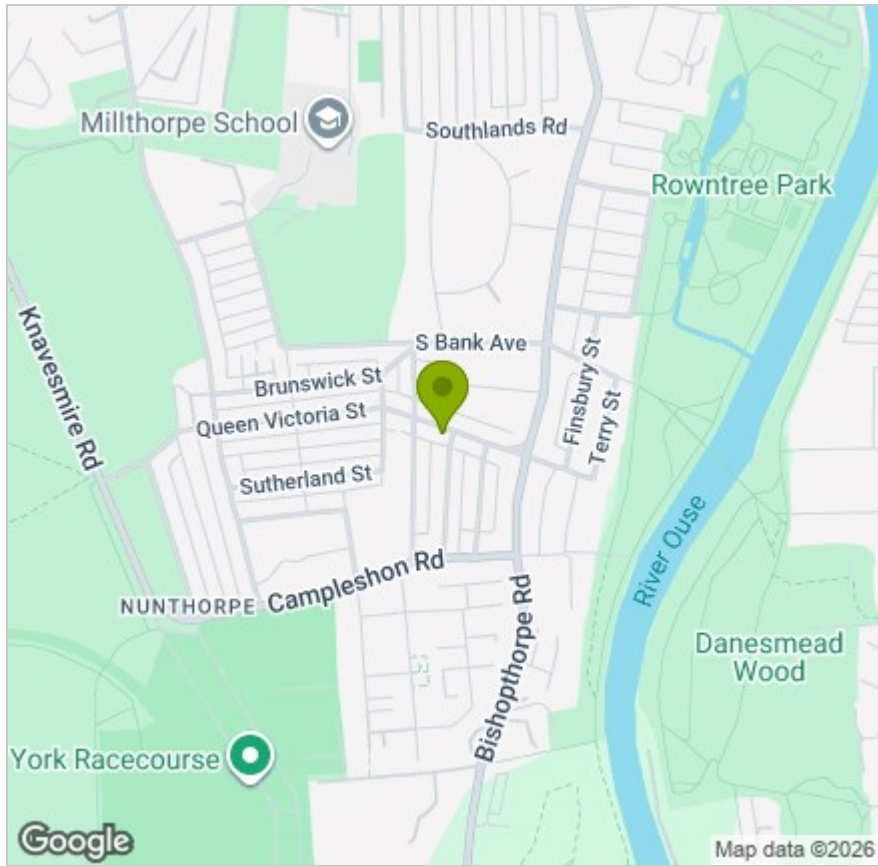
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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



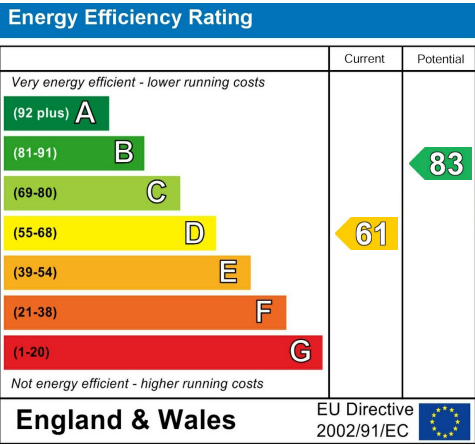
FLOOR PLAN



LOCATION



EPC



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.