



24 Lansdowne Terrace, York, YO10 3EA

- Short distance to city centre
- Beautifully presented throughout
- Spacious entrance hall
- Open plan kitchen/living room
- Extended kitchen
- Two double bedrooms
- Modern family bathroom
- Fully enclosed rear patio garden
- New roof fitted within the last 6 months
- EPC = C

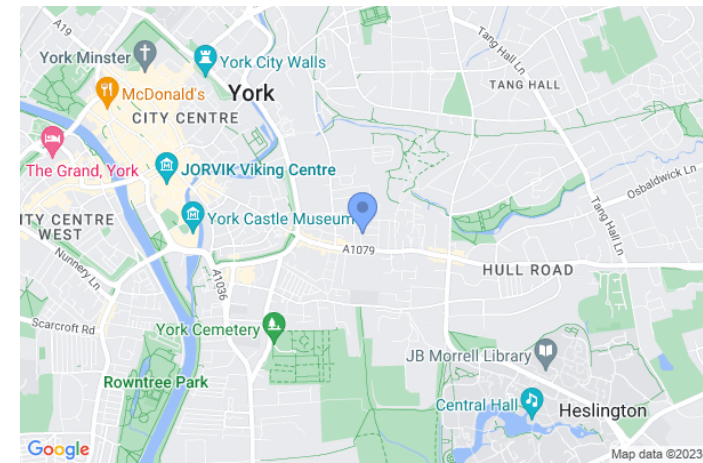
Guide Price £240,000

If you are a first time buyer, investor or simply someone looking to move closer the centre of York, then look no further as this property could be perfect for you. The property is beautifully presented throughout and is located only a stones throw from all of York's amenities.

Upon entry you find yourself in a spacious hallway with room for a shoe rack and hangers, so you can neatly store away all your belongings. A door off the hallway opens into an open plan living/dining room, which is naturally light thanks to the dual aspect windows. This space can accommodate a dining table with four chairs as well as sofas and a television set. The kitchen comprises an L-shaped worktop which incorporates a stainless steel sink with drainer and a four-ring gas hob with an oven below. Additionally, there is space for an American style fridge/freezer and a washing machine. A useful storage cupboard can be found under the stairs and completes the ground floor.

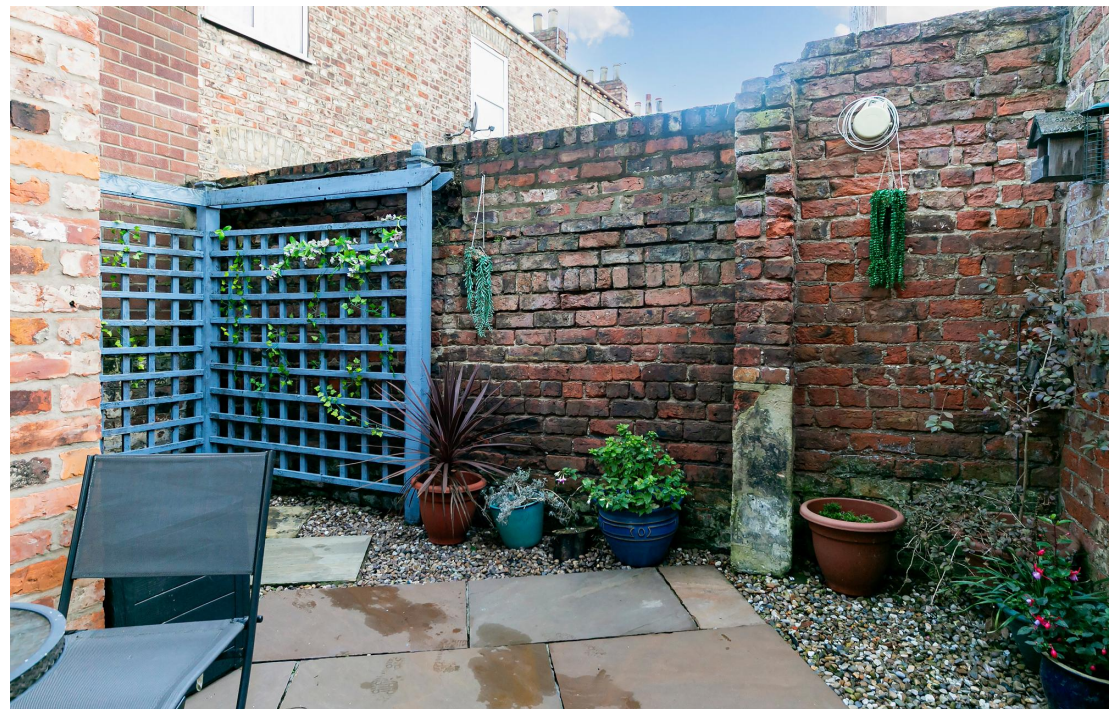
To the first floor there are two double bedrooms and a modern family bathroom comprising bath with shower over, floating hand basin, low level w/c and a chrome heated towel rail.

To the rear of the property there is a walled patio garden with space for a table and chairs, perfect for soaking up the sun during those warm summer days.





BEAUTIFULLY PRESENTED AND LOCATED JUST A SHORT WALK FROM THE CITY CENTRE



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	89

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority York City Council

Services All mains services.



Address:
Reference: 1515



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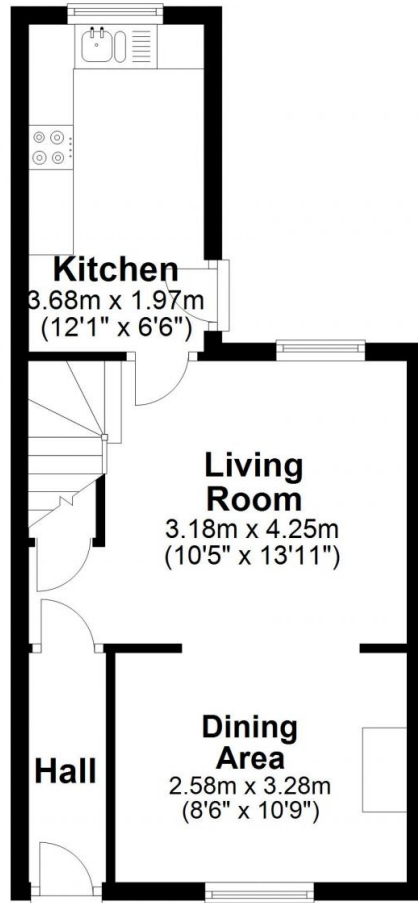


Offices in York, Pocklington and Market Weighton

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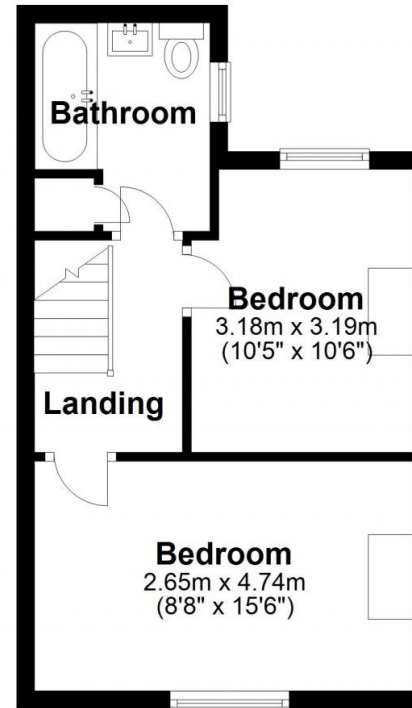
Ground Floor

Approx. 32.4 sq. metres (348.2 sq. feet)



First Floor

Approx. 28.1 sq. metres (303.0 sq. feet)



Total area: approx. 60.5 sq. metres (651.2 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.

Plan made with PlanUp
Plan produced using PlanUp.

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