







2 Moss Street Blossom Street  
York, YO23 1BR

**Guide Price £325,000**

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**NO FORWARD CHAIN! A LARGER THAN AVERAGE FIVE BEDROOM END TERRACE HOUSE** set in this central location, just off Blossom Street and only a short walk to the Railway Station, York city centre and the popular 'Bishy Road' shopping parade. The spacious living accommodation has the benefit of gas central heating and comprises entrance hallway, lounge, dining room, kitchen, ground floor bedroom, shower room/WC, first floor landing with four further bedrooms and additional shower room/WC. To the outside there is an enclosed paved courtyard to the rear. An internal viewing is recommended.

### **Entrance Hall**

Entrance door, stairs to first floor. Panelled doors to;

### **Lounge**

10'9 x 10' (3.28m x 3.05m)

Two uPVC double glazed windows to front, radiator, power points. Carpet.

### **Dining Room**

12' x 10'3 (3.66m x 3.12m)

uPVC double glazed window to rear, under stairs storage cupboard, single panelled radiator, power points. Carpet. Panelled door to.

### **Kitchen**

10'6 x 6'10 (3.20m x 2.08m)

Two uPVC double glazed windows to side, sink unit, base and wall units, laminated work surfaces, cooker point, plumbing for automatic washing machine, power points, door to courtyard. Door to;

### **Inner Hall**

Door to rear courtyard. Doors to

### **Shower Room/WC**

Walk-in shower cubicle, wash hand basin, low level WC, single panelled radiator.

### **Ground Floor Bedroom**

9'9 x 9' (2.97m x 2.74m)

uPVC double glazed window to side, single panelled radiator, power points. Carpet.

### **First Floor Landing**

Panelled doors leading to.

### **Bedroom**

11' x 6'7 (3.35m x 2.01m)

Two uPVC double glazed windows to side, built-in wardrobes, single panelled radiator, power points. Carpet.

### **Bedroom**

9'1 x 7'10 (2.77m x 2.39m)

uPVC double glazed window to rear, built-in wardrobe, original fireplace, single panelled radiator, power points. Carpet.

### **Bedroom**

10'10 x 6'4 (3.30m x 1.93m)

uPVC double glazed window to front, built-in wardrobe, single panelled radiator, power points. Carpet.

### **Bedroom**

8'4 x 8' (2.54m x 2.44m)

uPVC double glazed window to front, single panelled radiator, power points. Carpet.

### **Shower Room/WC**

Walk-in shower cubicle, wash hand basin, low level WC.

### **Outside**

Paved rear courtyard with brick boundary wall and timber gate giving access to rear lane.

### **Directions**

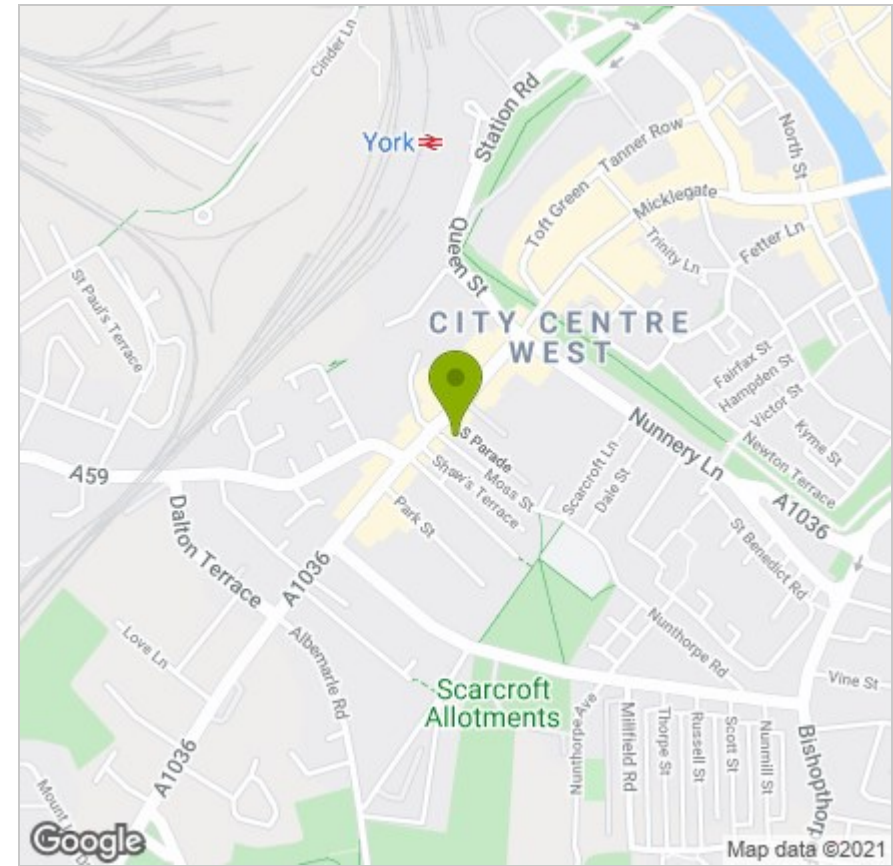
Proceed out of York on foot along Blossom Street, and Moss Street can be located on the left. By car proceed out of York along Bishopthorpe Road, turn right onto Scarcroft Road then immediately right onto Nunthorpe Road, follow road over junction leading onto Moss Street.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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