



MICHAEL HODGSON

estate agents & chartered surveyors



YORK STREET, SUNDERLAND

£79,950

An immaculately presented 2 bed cottage situated on York Street in Silksworth which offers a superb location providing easy access to Sainsburys, Silksworth Ski Slope and tennis centre as well as Doxford International Business Park, the A19 and Sunderland City Centre is only a short car journey. The neatly presented home benefits from Gas Central Heating, Double Glazing and offers living accommodation briefly comprising of; Entrance Vestibule, Inner Hall, Living Room, Dining Room, Bedroom, Kitchen, Bathroom and a First Floor Mezzanine Bedroom accessed from the Living Room. Externally there is the added bonus of a lovely garden and paved patio to the front of the property in addition to a rear yard accessed via an electric roller shutter. There is NO ONWARD CHAIN INVOLVED in the sale. Viewing is highly recommended. EPC Graph Rating D

Cottage

Immaculately Presented

Dining Room

Viewing Essential

2 Bedrooms

Living Room

Front Garden

Epc Graph Rating D



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ENTRANCE VESTIBULE

Laminate floor

INNER HALL

Radiator, laminate floor, recessed spot lighting.

LIVING ROOM

13'5" x 14'7"

The living room has a double glazed window, radiator, open vaulted ceiling, cupboard under stairs, stairs to first floor bedroom.

DINING ROOM

14'3" x 18'3"

The dining room has an inset gas fire, radiator, double glazed window to the rear.

BEDROOM 2

6'4" x 11'0"

Rear facing, double glazed window, radiator.

KITCHEN

9'11" x 6'5"

The kitchen is fitted with a comprehensive range of floor and wall units, stainless steel sink and drainer, double glazed window, plumbed for washer, electric oven, gas hob with extractor over, space for free standing fridge/freezer, tiled floor, double glazed window.

REAR PASSAGE

Tiled floor, door to yard and wall mounted gas central heating boiler.

BATHROOM

White suite comprising low level wc, bath with shower over, double glazed window, chrome towel radiator, tiled floor and walls.

FIRST FLOOR

BEDROOM 1

20'3" max x 16'7" max

Three velux style windows, radiator, bedroom area with separate dressing area.

EXTERNALLY

Externally there is the added bonus of a lovely garden and paved patio to the front of the property in addition to a rear yard.

ESTATE AGENT OF THE YEAR

Michael Hodgson Estate Agents were voted:

Gold Winners of the North East Estate Agent of The Year 2008.

Silver Winners of the North East Estate Agent of The Year 2009.

Bronze Winners of the North East Estate Agent of The Year 2010.

Silver Winners of the North East Estate Agent of The Year 2011.

We were also nominated as:

Top 10 Letting Agent in 2010

Top 10 Letting Agent in 2011

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MORTGAGE ADVICE

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M I C H A E L H O D G S O N

estate agents & chartered surveyors

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