

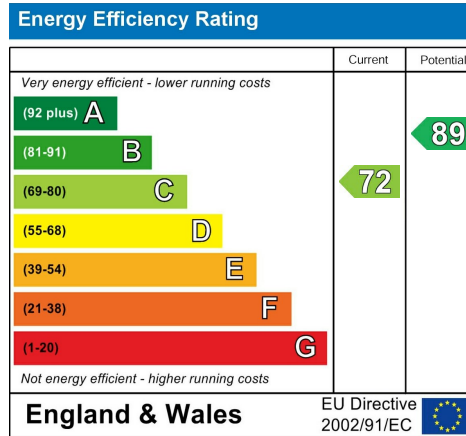


15 Emmerson Street, York, YO31 0XH

Guide Price £200,000


Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- Modern 2 bedroom semi detached house
- Set in an ideal location close to local shops
- Walking distance to the city centre & York St John Uni
- Well fitted dining kitchen
- Three piece bathroom suite
- Updated & maintained throughout
- Enclosed rear courtyard
- Allocated car parking to front

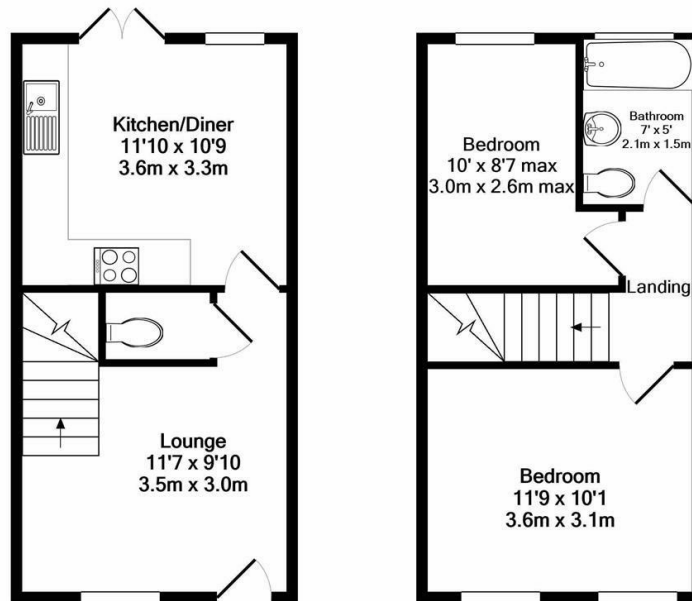


THE PROPERTY

A MODERN TWO BEDROOM SEMI DETACHED HOUSE set in a small cul-de-sac within easy reach of local amenities and the city centre. The property comprises lounge, cloaks/WC, dining kitchen with fitted units and French doors to garden, landing, 2 bedrooms and bathroom with white suite. To the outside is an allocated parking space to front and a low maintenance paved rear courtyard.

ACCOMMODATION

- Lounge**
11'7 x 9'10
uPVC double glazed entrance door, uPVC double glazed window to front, stairs to first floor, radiator, TV point, power points. Carpet.
- Cloaks/WC**
Wash hand basin, low level WC.
- Dining Kitchen**
11'7 x 10'5
Good range of fitted units comprising single stainless steel sink unit with cupboard and drawer below, base units with cupboard and drawers, matching wall units, laminated work surfaces, built in electric oven and gas hob, plumbing for automatic washing machine, power points, uPVC double glazed French doors to rear garden, wall mounted gas central heating boiler, radiator. Vinyl floor covering.
- First Floor Landing**
Carpet. Door to;
- Bedroom 1**
11'9 x 10'11
Two uPVC double glazed window to front, radiator, TV point, power points. Carpet.
- Bedroom 2**
10'6 x 8'7 max
uPVC double glazed window to rear, radiator, power points. Carpet.
- Bathroom**
7'x 5'
Three piece suite in white comprising panelled bath with mains operated shower above, pedestal wash hand basin, low level WC, uPVC double glazed window to rear, radiator. Vinyl floor covering.
- Outside**
To the front of the property is an allocated car parking space. Good size low maintenance rear garden fully paved with timber boundary fencing.



Ground Floor
Approx. Floor
Area 284 Sq.Ft.
(26.4 Sq.M.)

1st Floor
Approx. Floor
Area 284 Sq.Ft.
(26.4 Sq.M.)

Total Approx. Floor Area 569 Sq.Ft. (52.9 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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