

**Indigo
Greens**

£192,500

Trafalgar Street, South Bank, YO23



Simon Says "A well presented two double bedroom period terrace with two reception rooms and offered with No Forward Chain in the heart of South Bank on Trafalgar Street"

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Dining Room

Upvc double glazed window and door, TV point, laminate flooring, power points, radiator

Lounge

Upvc double glazed window, TV point, laminate flooring, power points, radiator, understairs storage cupboard

Kitchen

A range of wall and base units, sink and drainer unit with mixer tap, integral electric oven with ceramic hob and extractor hood, plumbing for washing machine, spotlights, power points, Upvc double glazed window and door

Bathroom

A three piece white suite comprising panelled bath with shower, WC, wash hand basin, Upvc double glazed opaque window, vinyl flooring

Landing

Carpet, loft access

Bedroom 1

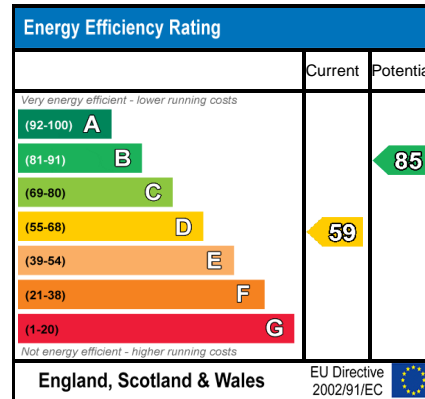
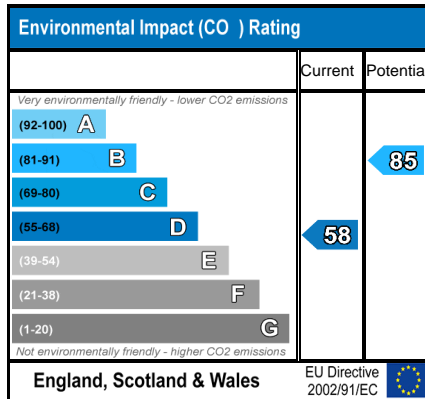
Upvc double glazed window, carpet, power points, radiator

Bedroom 2

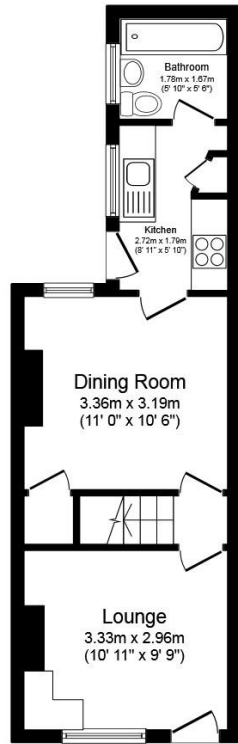
Upvc double glazed window, carpet, power points, radiator

Outside

An enclosed courtyard with gated access to service alley

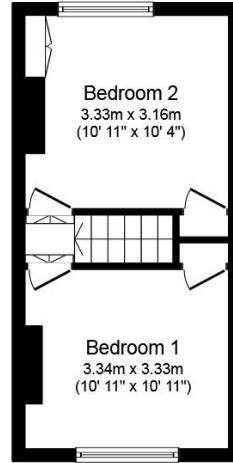






Ground Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx



First Floor

Floor area 24.0 sq. m. (258 sq. ft.) approx

Total floor area 56.0 sq. m. (603 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Directions

Leave York city centre via Skeldergate Bridge and onto Bishopthorpe Road past the parade of shops heading towards the racecourse. After the traffic lights at the parade of shops take the 3rd turning right onto South Bank Avenue and the first left on to Trafalgar Street. The property is found on the right hand side.

Location

Trafalgar Street is situated in the heart of South Bank and is well served by a host of local shops and amenities within the immediate area including sought after primary and secondary schools. Both Bishopthorpe Road shops and York city centre as well as the railway station are within walking distance. The A64 is easily accessible via either Tadcaster Road or through Bishopthorpe Village.



VIEWING BY APPOINTMENT WITH AGENTS INDIGO GREENS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.