



25 UPPER ST. PAULS TERRACE, HOLGATE, YORK. YO24 4BP

**FOR INVESTMENT (LET ON ASSURED SHORTHOLD TENANCY AGREEMENT) OR OWNER OCCUPATION
(SUBJECT TO NOTICES)**

THIS IMMACULATELY PRESENTED END TERRACED HAS BEEN IMAGINATIVELY EXTENDED TO PROVIDE A STUNNING OPEN PLAN DINING KITCHEN WITH ACCESS TO A DELIGHTFUL TIMBER DECKED RAISED PATIO REAR GARDEN. CONVENIENTLY SITUATED FOR ACCESS TO YORK RAILWAY STATION, ½ MILE AND THE CITY CENTRE ¾ MILES (DISTANCES APPROXIMATE). THE PROPERTY HAS BEEN COMPREHENSIVELY RE-FITTED AND UPDATED TO INCLUDE A FULLY FITTED KITCHEN, LUXURY BATHROOM WITH FREE STANDING BATH AND SEPARATE SHOWER CUBICLE. VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

95 Main Street, Fulford, York YO10 4PN

T: 01904 679733 F: 01904 679687

E: enquiries@blacksproperty.com

SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE HALL * SITTING ROOM * LIVING ROOM * DINING KITCHEN *
* 2 BEDROOMS * FAMILY BATHROOM * AREA OF DECKED GARDEN *
* UPVC DOUBLE GLAZING * GAS-FIRED CENTRAL HEATING *

GUIDE PRICE: £195,000

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

14' 3" (4.34m) x 2' 1" (0.64m). uPVC entrance door.

SITTING ROOM:

11' 0" (3.35m) x 10' 8" (3.25m) into recess. Radiator, uPVC double glazed window.

LIVING ROOM:

11' 7" (3.53m) x 10' 10" (3.3m).



Ornate reproduction fireplace surround with inset mirror in over mantel and fitted coal effect gas fire. Radiator, under stairs cupboard and opening with steps to -

DINING KITCHEN:

15' 1" (4.6m) x 13' 8" (4.17m).



Kitchen

Extensive range of fitted wall and base units incorporating sink with mono block mixer tap, four ring Neff gas hob with integrated extractor above, built-in fan assisted Neff electric oven, integrated fridge, freezer and dishwasher. Washing machine, wall tiling to work surfaces and uPVC double glazed window.



Dining Area

Two Velux roof lights, vertical radiator and uPVC double glazed French doors opening onto raised decked garden.

From the Entrance Hall a staircase rises to -

LANDING:

Balustrade with painted white spindles and handrail, radiator and uPVC double glazed window.

BEDROOM 1 (FRONT):

12' 10" (3.91m) plus recess x 11' 0" (3.35m) plus 5' 8" (1.73m) x 3' 0" (0.91m) plus recess.



uPVC double glazed window, radiator and recessed cupboard.

BEDROOM 2 (REAR):

11' 7" (3.53m) x 7' 5" (2.26m) plus recess.

Cast iron fireplace, radiator and uPVC double glazed window.

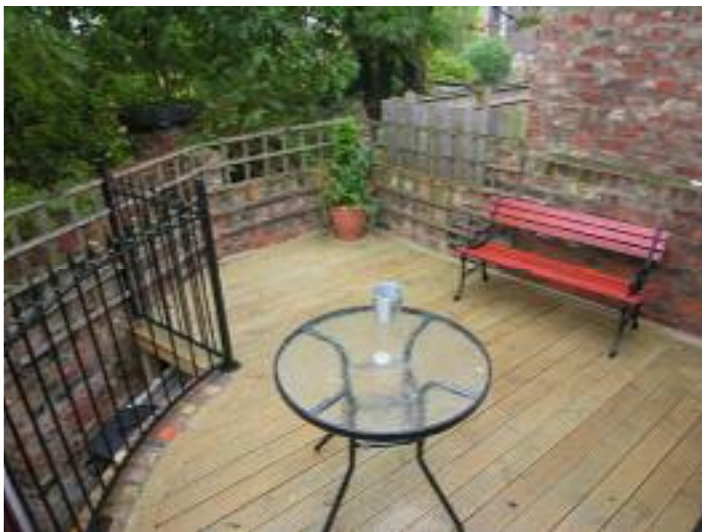
BATHROOM:

12' 11" (3.94m) x 6' 0" (1.83m) max.



White suite of free standing roll top bath with mixer tap and shower attachment, low-level W.C. and pedestal wash basin. Tiled wall and separate shower cubicle with electric shower. Heated towel rail, wall cupboard incorporating gas-fired combination boiler.

OUTSIDE:



To the rear of the property is a delightful area of enclosed raised decked garden with part wrought iron railed surrounds and steps down to door providing access to rear passageway.

GENERAL INFORMATION

NOTE:

The property is let on an Assured Shorthold Tenancy Agreement from the 29th August 2009 and a copy is available for inspection at the selling agent's office.

LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

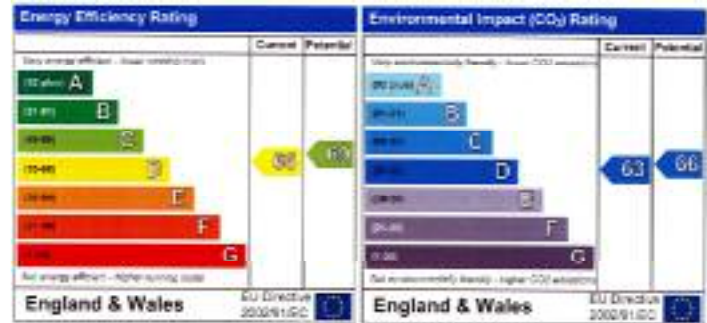
COUNCIL TAX:

An inspection of the Valuation Office's website on 19th October 2009 revealed a Band "B" assessment.

VIEWING:

Strictly by appointment with the selling agents, Tel: 01904 679733.

ENERGY PERFORMANCE GRAPHS:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emission. The higher the rating, the less impact it has.

DIRECTIONS:

Leave the York City Centre heading south on A1036 to Blossom Street, Tadcaster Road and York outer ring road. Continue along Blossom Street and take the right hand lane to the A59. After Holgate Bridge take the third turning on the right into Wilton Rise and then second on the left into Upper St. Pauls Terrace and the property is the last house on the right hand side.

IMPORTANT NOTICE:

These particulars which were prepared on 19th October 2009 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.

