



Herbert Street, York, YO10

£195,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in York. A beautifully presented two bedroom end-of-terrace property boasting a three piece bathroom and modern en-suite shower room. Located just off Lawrence Street the house offers easy access to the University of York, City Centre and a route

Key features:

- High ceilings and period features
- Family bathroom and large ensuite shower room
- Excellent location

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band B (£1289.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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The property is entered through a small hallway which leads directly into a well-proportioned lounge with feature fireplace. To the rear of the ground floor is a delightful dining kitchen, boasting a large under stairs storage cupboard, rear hallway and three piece bathroom. The first floor houses a large master bedroom and a second double bedroom with access to the en-suite shower room.

To the exterior of the house is a lovely garden with decking, additional seating area with slate flooring and a raised bed with established plants. There is a rear gate and two brick built storage sheds, one with space for bike storage. On Street Parking is also available. The property also benefits from double glazing throughout and gas central heating fired by a modern combi boiler.

Ground Floor

Living Room 3.96m (13') x 3.48m (11'5")

Window to front, feature fireplace, radiator, wooden flooring, door to:

Kitchen/Diner 4.64m (15'3") x 2.70m (8'10")

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring electric hob, two windows to rear, tiled flooring, door to:

Closet 1.39m (4'7") x 1.06m (3'6")

Hall

Stairs.

Hall

Tiled flooring, door to:

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to side, heated towel rail, tiled flooring.

First Floor

Bedroom 1 4.64m (15'3") x 3.96m (13')

Window to front, Storage cupboard, double radiator, fitted carpet, door to:

Shower Room 2.70m (8'10") x 1.69m (5'7")

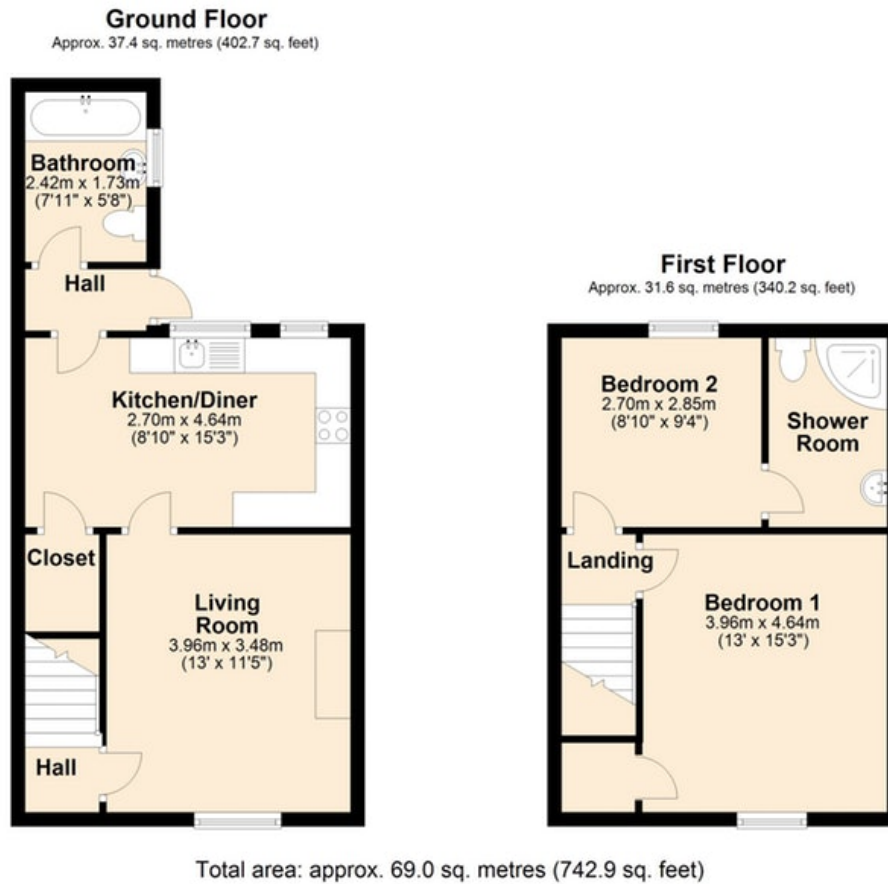
Shower, wash hand basin and WC, heated towel rail, tiled flooring, door to:

Bedroom 2 2.85m (9'4") x 2.70m (8'10")

Window to rear, double radiator, laminate flooring, door to:

Landing 2.87m (9'5") x 1.06m (3'6")

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

10, Herbert Street, YORK, YO10 3EJ

Dwelling type: End-terrace house	Reference number: 8201-0927-2629-5606-6543
Date of assessment: 02 May 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 May 2014	Total floor area: 65 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,929
Over 3 years you could save	£ 510

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 123 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 510 over 3 years </div>
Heating	£ 1,461 over 3 years	£ 1,089 over 3 years	
Hot Water	£ 276 over 3 years	£ 207 over 3 years	
Totals	£ 1,929	£ 1,419	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 69	Potential 89	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 291
2 Floor Insulation	£800 - £1,200	£ 90
3 Low energy lighting for all fixed outlets	£45	£ 60

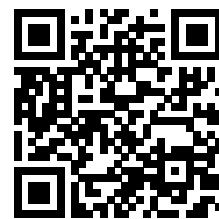
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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