



Stanley Street, York, YO31

£450,000

None

Tenure: Freehold, **Bedrooms:** 4

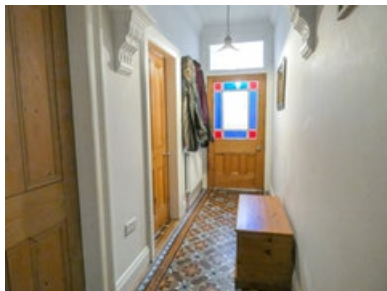
We have the pleasure of offering for sale this delightful FOUR bedrooed Victorian end terrace property positioned within the highly popular location just off Haxby Road, Stanley Street, convenient for a range of shops and local amenities and York city centre. The property comprises an entrance

Key features:

- Beautifully Presented
- Open Plan Modern Kitchen Diner
- 2 x Log Burners
- Modern Fixtures And Fittings
- Four Bed Roomed Victorian End Terrace
- Would Make A Ideal Home For The Growing Family
- Viewing Of This Property Cannot Be Recommended Enough
- En-Suites To Master Bedroom and attic room
- Enclosed Garden
- Close To Local Amenities

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band F (£223.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



We have the pleasure of offering for sale this delightful four double bed roomed Victorian end terrace property positioned within the highly popular location Stanley Street, just off Haxby Road, Convenient for a range of shops and local amenities and York city centre.

The property comprises an entrance hallway, living room, open plan modern kitchen/Dining area, utility and w,c, to the ground floor. The first-floor landing leads to three double bedrooms and a modern bathroom, bedroom one with en-suite shower room. Stairs leading to a second-floor attic bedroom with en suite. Viewing of this property cannot be recommended enough to fully appreciate the work that has been put into this wonderful home.

The property in brief

Ground Floor

Entrance Vestibule

Entrance door with glazed panel above, ceiling cornice. Mosaic flooring. Stripped pine door with coloured glaze to

Hallway

Ceiling cornice, stairs to the first floor, double paneled radiator. Mosaic flooring. Stripped pine doors to

Lounge

15' 9" x 12' 9" (4.80m x 3.89m)

UPVC double glazed sash bay window to front, ceiling cornice, ceiling rose, fireplace with log burner, wall lights, double paneled radiator, TV point, power points. Carpet.

Dining Room/ Breakfast Kitchen

31' 5" x 13' 1" (9.47m x 4.19m)

Fireplace with log burner, UPVC double glazed window to rear, wall lights, double paneled radiator, power points. Oak flooring.

Open plan to...

Breakfast bar that seats 4, Full range of fitted quality units comprising 1 1/2 bowl sink unit with cupboards below, base units with cupboards and drawers, matching wall units, feature work surfaces, built-in double electric oven, microwave and gas hob with extractor above, power points, UPVC double glazed window to side, recessed spotlights, UPVC double glazed French doors to courtyard.

Utility Room

6' x 5' 10" (1.83m x 1.78m)

UPVC double glazed window to rear, wall mounted gas central heating boiler, chrome towel rail/radiator, sink and drainer. Tiled floor.

Cloaks/WC

Extractor fan, low-level WC. Tiled floor.

First Floor

Landing

Ceiling cornice, stairs to the second floor, double paneled radiator. Carpet.

Bedroom 1

17' 5" x 12' 11" (5.31m x 3.94m)

2 x UPVC double glazed sash windows to front, double paneled radiator, power points, TV point. Carpet Stripped pine door with partial glazing to en-suite with walk-in shower cubicle, wash hand basin, low-level WC, chrome towel rail/radiator, vinyl flooring. .

Bedroom 2

13' 2" x 10' 10" (3.99m x 2.82m)

UPVC double glazed window to rear, double paneled radiator, power points, TV point. Carpet.

Bedroom 3

11' 9" x 9'8" (3.58m x 2.95m)

UPVC double glazed window to side, double paneled radiator, power points, TV point. Carpet.

Bathroom

13' 09" x 5' 4" (4.22m x 1.75m)

Quality newly fitted suite comprising roll top freestanding bath, large walk-in shower cubicle, wash hand basin, low-level WC, two UPVC double glazed windows to side, chrome towel rail/radiator. Porcelain tiled floor.

low-level WC, two UPVC double glazed windows to side, chrome towel rail/radiator. Porcelain tiled floor.

Second Floor

Landing

Double glazed Velux window to front, storage to eaves. Carpet. Paneled door to...

Bedroom 4

15' 10" x 11' (4.80m x 3.05m)

Double glazed Velux window to rear with Minster views, storage cupboards to eaves, double paneled radiator, power points, TV point. Carpet. Door to...

En-Suite Shower Room

Walk-in shower cubicle, wash hand basin, low-level WC, double glazed Velux window to rear, chrome towel rail/radiator. Laminate flooring.

Outside

Front forecourt with flower border, brick boundary wall, wrought iron fencing, and gate. Large walled rear courtyard with patio area, timber shed, brick boundary wall and double gates allowing off-street car parking.

Floor plan:



Total floor area 156.0 sq. m. (1,679 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

1, Stanley Street, YORK, YO31 8NW

Dwelling type: End-terrace house	Reference number: 9298-0085-7296-2144-3930
Date of assessment: 11 June 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 June 2014	Total floor area: 121 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:	£ 4,980
Over 3 years you could save	£ 2,487

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 195 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 2,487 over 3 years</p> </div>
Heating	£ 4,257 over 3 years	£ 1,969 over 3 years	
Hot Water	£ 375 over 3 years	£ 309 over 3 years	
Totals	£ 4,980	£ 2,493	

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

<p style="font-size: 0.8em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #8ebc4f; color: white; text-align: center;">(81-91) B</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #c4d600; color: white; text-align: center;">(69-80) C</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #f1c232; color: white; text-align: center;">(55-68) D</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #e377c2; color: white; text-align: center;">(39-54) E</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #e31a1c; color: white; text-align: center;">(21-38) F</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #800000; color: white; text-align: center;">(1-20) G</td> <td style="width: 20px;"></td> </tr> </table> <p style="font-size: 0.8em;">Not energy efficient - higher running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #d9e1f2;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 1.5em;">48</td> <td style="text-align: center; font-size: 1.5em;">61</td> </tr> </tbody> </table>	(92 plus) A		(81-91) B		(69-80) C		(55-68) D		(39-54) E		(21-38) F		(1-20) G		Current	Potential	48	61	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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Current	Potential																		
48	61																		

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 117
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,521
3 Floor Insulation	£800 - £1,200	£ 300

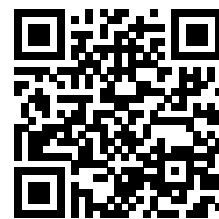
See page 3 for a full list of recommendations for this property.

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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