



**Preston  
Baker**   
Estate & letting agents

17 Nicholas Street  
York, North Yorkshire, YO10 3EQ  
**£210,000**

  
**BEST**  
ESTATE AGENT GUIDE  
2018 : TOP 100  
SALES & LETTINGS

At a glance

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2X  | 1X  | 1X  | 1X 





This impressive 2 double bedroom terrace is beautifully presented, has a new kitchen, bathroom and damp proof course, and retains many period features, making this a perfect choice for the most discerning 1st time buyer or investor. Located just off Lawrence Street in Layerthorpe you have easy access to the University, city centre, local shops and amenities, plus strong road links to the A64.

The ground floor offers a welcoming entrance hall which features a period glazed door and parquet flooring. Leading through, you have an elegant bright airy lounge to the front with feature alcoves and shelving, a spacious kitchen diner boasting a contemporary range of fitted units complemented by woodblock worktops, gas hob, extractor and integrated appliances, built-in and under stairs cupboards plus doors to the rear courtyard and a modern bathroom with white suite, rainfall shower over bath, vanity basin unit and a separate WC.

Upstairs holds two excellent bright airy double bedrooms which feature period ornamental fireplaces, a useful built-in cupboard to bedroom one, and hatch access to a large partially boarded loft which has potential to convert to further living space.

Outside offers a forecourt and unrestricted off street parking to the front, and to the rear a pleasant enclosed courtyard with feature decking and access gate.

The property also features solid wood panelled doors, sash windows to front, uPVC windows to rear and has the benefit of gas central heating with Hive control.





**Floor Plan Details:**

- LOUNGE:** 9'3" x 10'11" (2.83m x 3.34m)
- KITCHEN/DINER:** 12'8" x 12'1" (3.87m x 3.68m)
- STORE:** Located between the Lounge and Kitchen/Diner.
- BATHROOM:** Located at the bottom right, containing a bathtub and a toilet.
- WC:** Located at the bottom right, adjacent to the Bathroom.
- ENT HALL:** Located on the left side of the plan.



**BEDROOM 1**  
12'8" x 11'0"  
3.87m x 3.35m

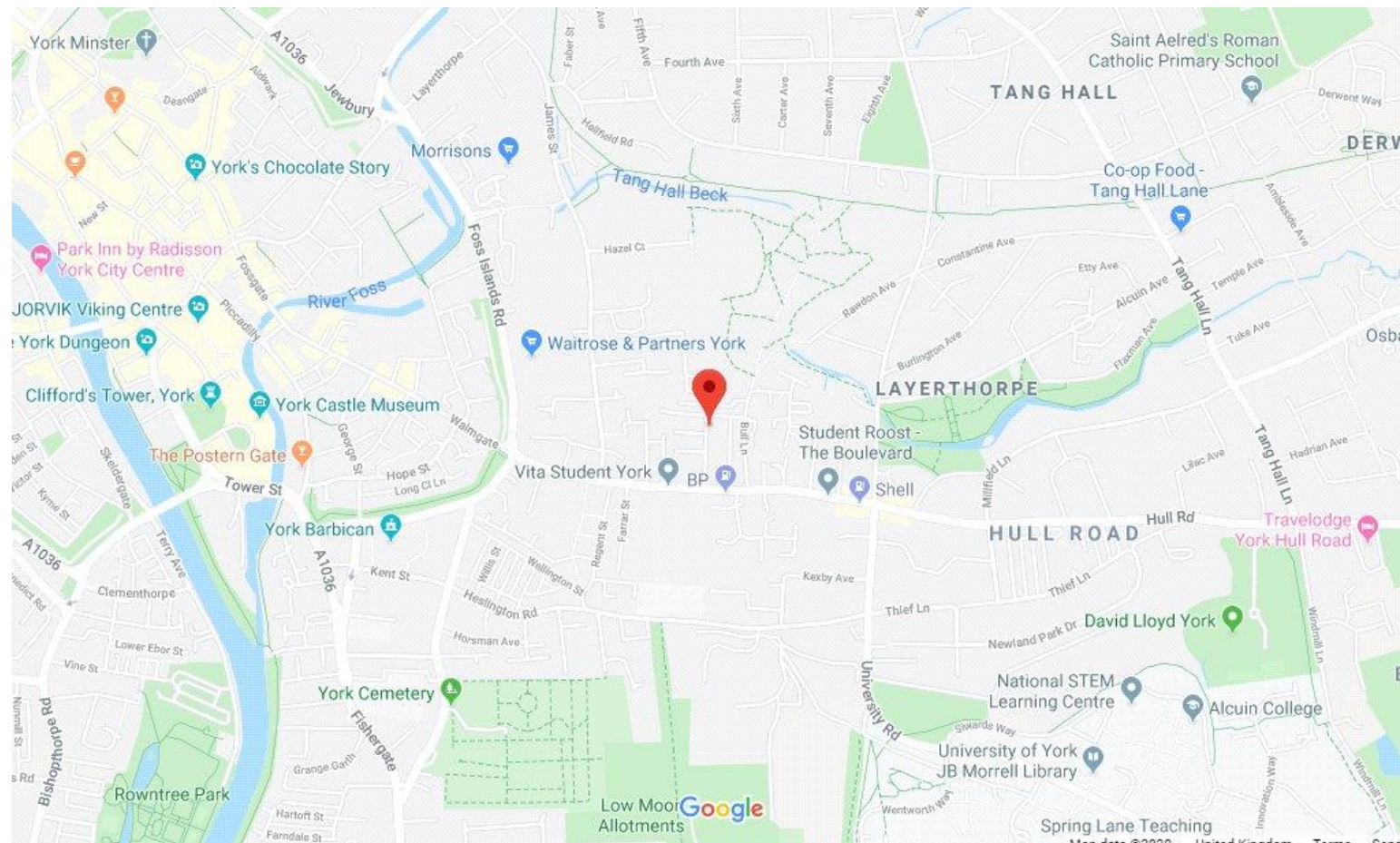
**WARDROBE**

**BEDROOM 2**  
12'8" x 12'2"  
3.87m x 3.70m

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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