



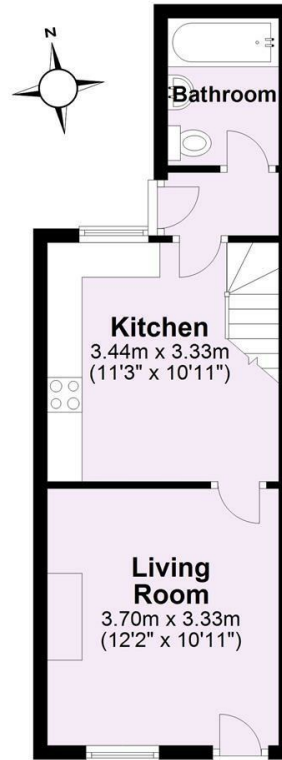
76 Kitchener Street, York YO31 8SA

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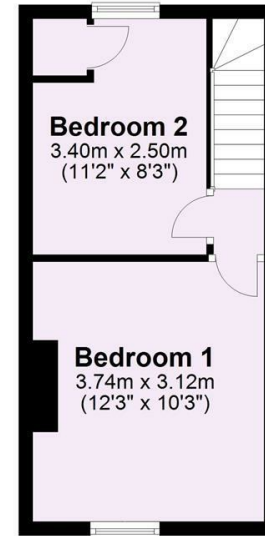
A TRADITIONAL two bedroom terrace house situated in a sought after location just off HUNTINGTON ROAD to the North of the city centre.

- Sought After Location
- Generous Living Room
- Spacious Dining Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms
- Courtyard Garden
- Easy Access to City Centre

Ground Floor
Approx. 29.3 sq. metres (315.1 sq. feet)



First Floor
Approx. 23.3 sq. metres (250.9 sq. feet)



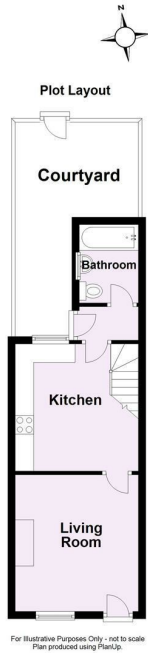
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

Guide Price £200,000

Tenure: Freehold







Energy Efficiency Rating	
	Potential
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: 67	Potential: 89
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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