

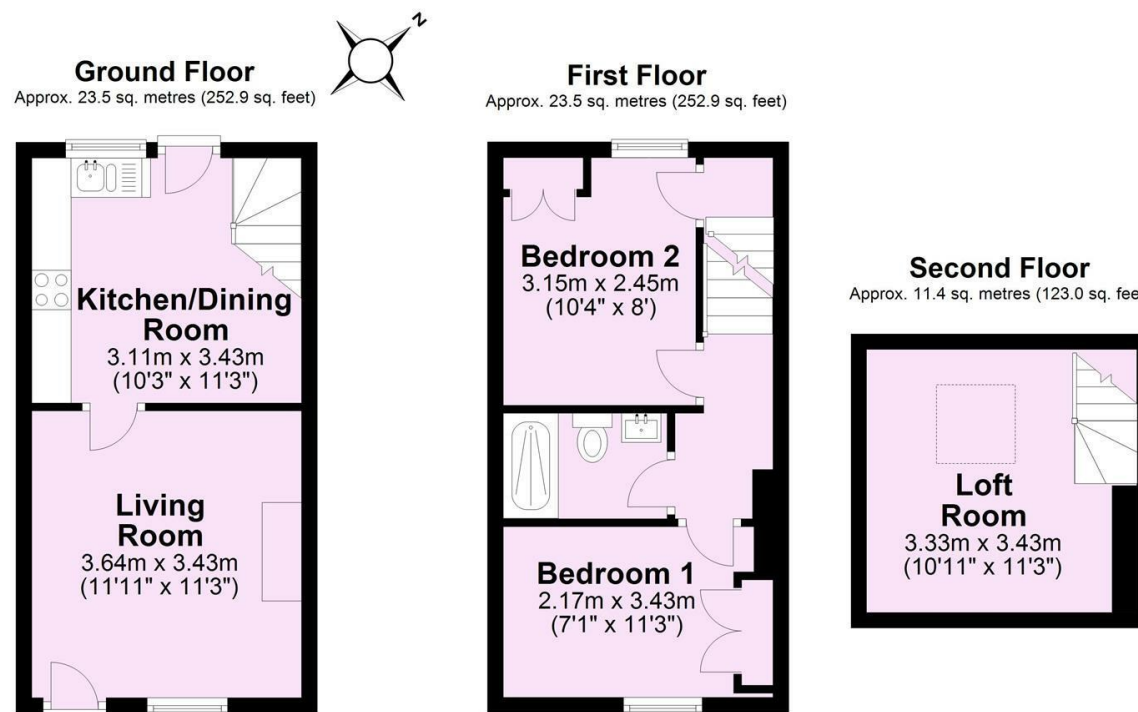


52 Dale Street, York YO23 1AE

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A stunning TRADITIONAL MID TERRACED HOUSE that has been beautifully renovated throughout. The house benefits from a large landscaped garden and is situated in a convenient location just off NUNNERY LANE within easy reach of local shops and facilities on Bishopthorpe Road, the railway station and city centre.

- Refurbished Terraced House
- Living Room with Log Burning Stove
- Fitted Kitchen with Integral Appliances
- Two Double Bedrooms
- Spacious Loft Room
- Modern Shower/Wet Room
- Superb Landscaped Courtyard
- Close to City Centre and Railway Station
- Local Restaurants and Shops a Short Distance Away on Bishopthorpe Road



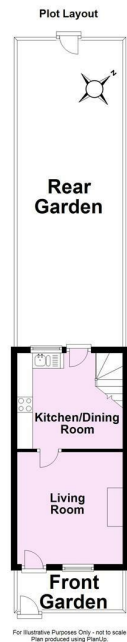
Offers Over £300,000

Tenure: Freehold

Council Tax Band: B

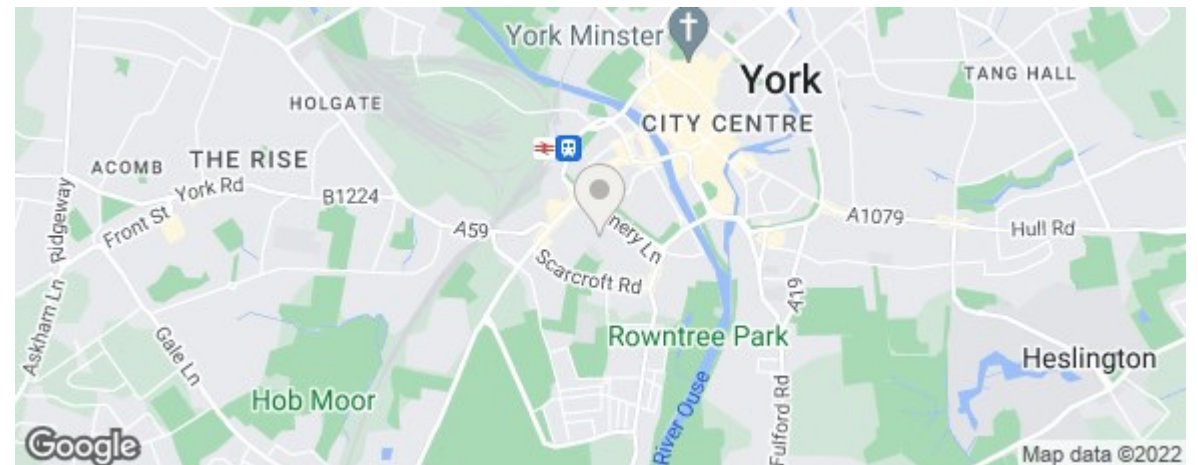






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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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