

N A I S H
ESTATE AGENTS



YORK
EST. 1939



29 St. Pauls Terrace , York, YO24 4BL

A wonderful opportunity to purchase a period terraced home in Holgate, within walking distance of the City Centre & Railway Station.

Offers Over £270,000

29 St. Pauls Terrace , York, YO24 4BL



- Period Terraced Home
- Potential to convert loft space
- On Street Permit Parking
- Two Double Bedrooms
- Popular Location
- No Onward Chain
- Two Reception Rooms
- Walking distance to Railway Station

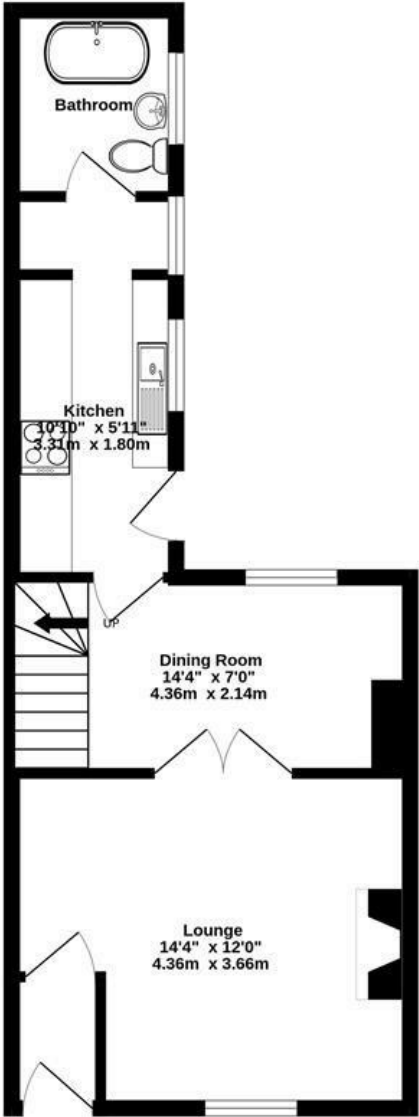


Directions

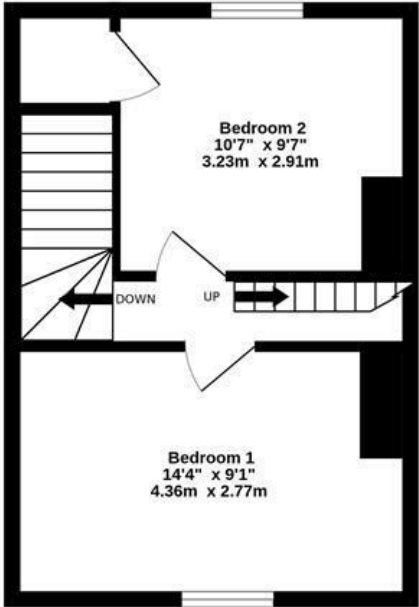


Floor Plan

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC