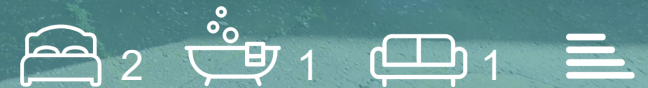


GERARD MCCLINTON  
ESTATE AGENT



49 York Park, Belfast, BT15 3QU  
Offers in the region of £139,950





# 49 York Park

Belfast, BT15 3QU

- Newly Renovated Mid Terrace House
- Large Open Plan Living / Dining Room
- New Shower Room with Thermostatic Shower
- Replastered, Redecorated & New Flooring Throughout
- Enclosed Rear Yard and Garden
- 2 Double Bedrooms
- New Shaker Style Kitchen with Integrated Appliances
- Re Wired, New Gas Boiler, Re plumbed and New Radiators
- Double Glazed Windows and External Doors
- An Epic First Time Home!!!

We are thrilled to offer for sale this newly renovated mid terrace house off York Road in Belfast. The property has hard works completed such as fully rewired with new switches, sockets, spotlights, smoke and carbon monoxide alarms, replumbed with new gas combi central heating boiler and radiators with TRVs, fully redecorated with new woodwork and re-plastered walls, new flooring throughout. A brand new contemporary shower room, brand-new fitted kitchen with shaker units and integrated appliances, the wall in the living room has been opened up to create a super spacious and open plan living dining space. .

On the first floor are two double bedrooms, both with newly laid laminate wooden floor and fully redecorated. The luxury showroom comprises new tiled floor, large corner shower with bronze thermostatic shower unit, contemporary vanity unit with bronze mixture tap, close coupled WC, bronze heated towel rail, extractor fan and spotlights.

Outside is a walled forecourt and an enclosed rear yard that leads onto a rear garden!



## Entrance Hall

## Living Room

21'6" x 10'4" (6.563 x 3.153 )

## Kitchen

9'2" x 5'6" (2.806 x 1.687 )

## First floor landing

## Bedroom 1

10'7" x 9'6" (3.24 x 2.904 )

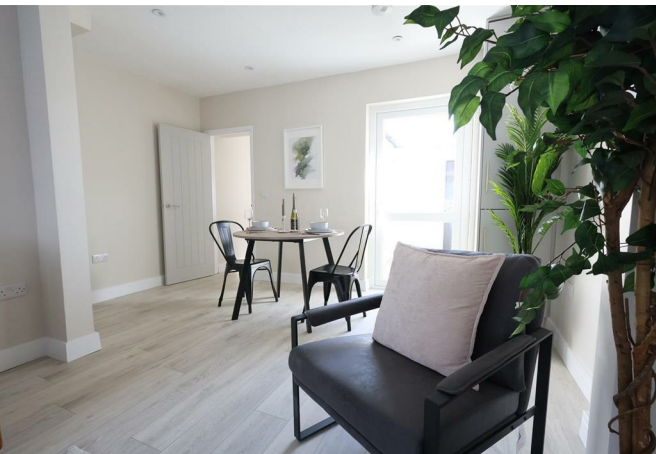
## Bedroom 2

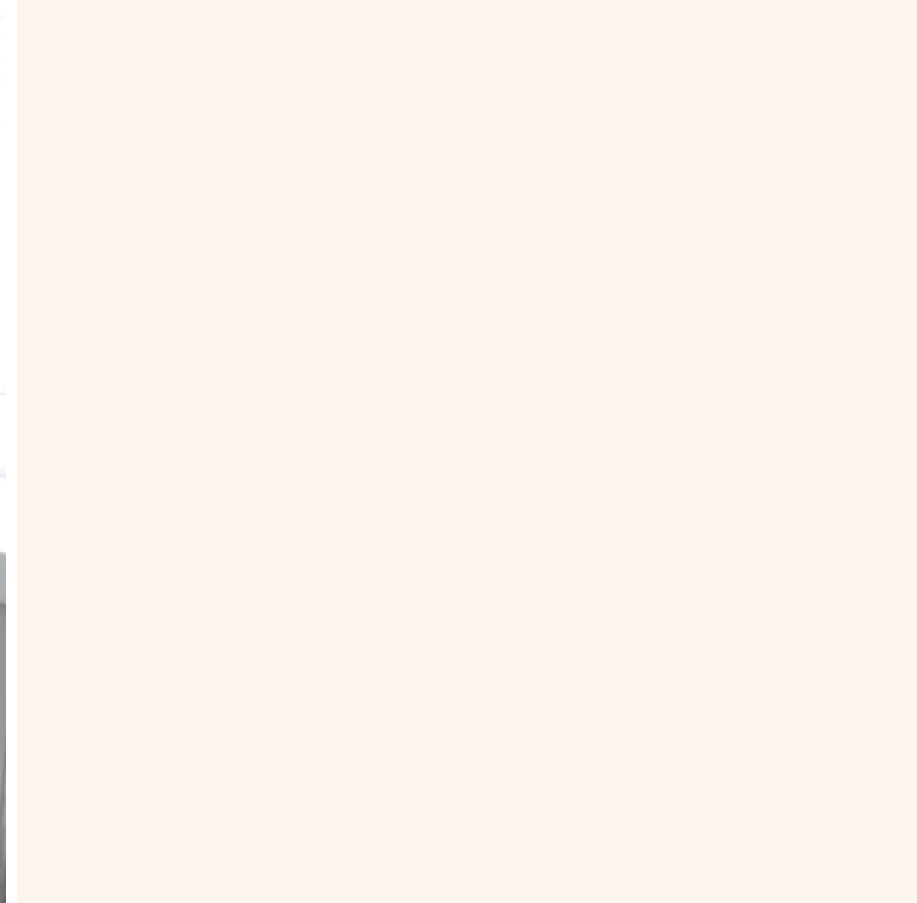
9'10" x 6'11" (3.006 x 2.122 )

## Shower room

6'1" x 6'0" (1.877 x 1.837 )

## Outside





## Directions





## Floor Plans



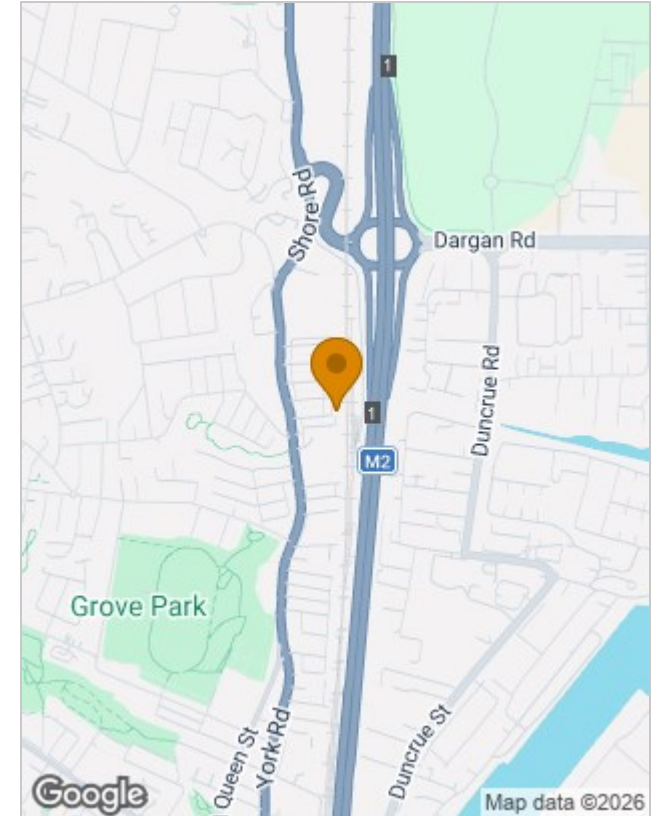
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmcclinton.co.uk](mailto:info@gerardmcclinton.co.uk) <https://www.gerardmcclinton.co.uk>

## Location Map



## Energy Performance Graph

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