

## 19 York Crescent , Belfast, BT15 3RA

**Offers Around £104,950**

A Period Extended Red Brick Mid Terrace Property Situated Within This Most Convenient Location Just A Short Commute To The University And City Centre.

A fabulous opportunity to purchase an extended period mid terrace situated within this ever popular location with excellent local amenities and just a short commute to the city. The spacious interior comprises 2 bedrooms, 2 reception rooms including lounge into bay and dining room, extended fitted kitchen incorporating built-in under oven & hob and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and has been maintained to the highest standards by it's current owners. A brick paver hard landscaped front garden with off street car parking combines to make this the perfect home for the investor or first time buyer alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 19 York Crescent

, Belfast, BT15 3RA



- Period Extended Red Brick Mid Terrace
- 2 Bedrooms
- 2 Reception Rooms
- Extended Fitted Kitchen
- Classic White Bathroom Suite
- Oil Fired Central Heating
- Upvc Double Glazed Windows
- Off Street Carparking
- Most Convenient Location

## Entrance Hall

Upvc double glazed entrance door, panelled radiator.

## Lounge Into Bay

14'6" x 11'1" (4.43 x 3.39)

Classic fireplace, wood laminate floor, double panelled radiator.

## Dining Area

13'10" x 7'6" (4.22 x 2.29)

Wood laminate floor, double panelled radiator, understairs storage.

## Kitchen

12'9" x 7'8" (3.91 x 2.35)

Single drainer stainless steel sink unit, extensive range of high and

low level units, formica worktops, panelled radiator, built-in storage, built-in under oven, ceramic hob, hot-press.

stainless steel splashback, stainless steel canopy extractor fan, under fridge space, plumbed for washing machine, partly tiled

walls, ceramic tiled floor, recessed lighting, uPvc double glazed door to rear.

## First Floor

Landing, access to roofspace.

## Bathroom

Classic white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, partly tiled walls,

## Bedroom

9'10" x 7'5" (3.02 x 2.28)

Panelled radiator.

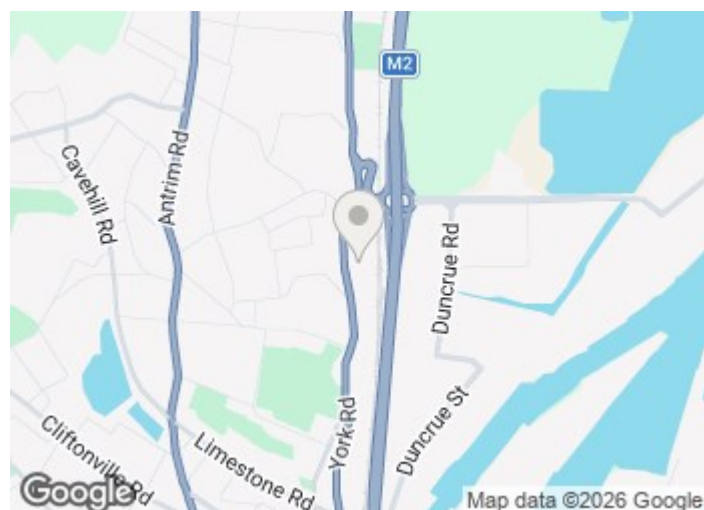
## Bedroom

10'11" x 9'8" (3.34 x 2.97)

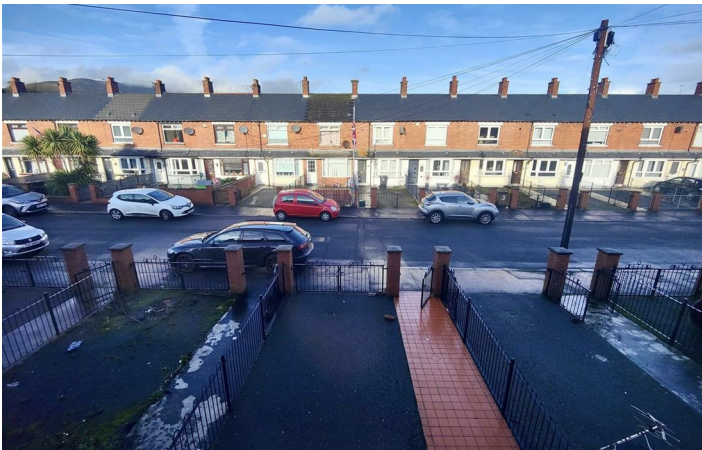
Built-in storage, panelled radiator.

## Outside

Front garden in tarmac driveway offering off street carparking. Rear enclosed yard, pvc oil tank.



## Directions



# Floor Plan

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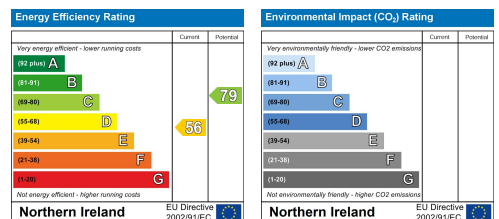
Ground Floor

First Floor

Total Area: 55.2 m<sup>2</sup> ... 594 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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