



25 Faber Street  
, York YO31 7XH



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**£255,000**

This super mid terrace property located on Faber Street is a real gem and is situated just off Hallfield Road. You are spoilt for choice with local amenities, with the City only being a stroll away.

As you step inside the property you are welcomed by two bright and spacious reception rooms, modern fitted kitchen with door to the rear courtyard. The first floor accommodation comprises two bedrooms and bathroom. The rear yard is a great size with plenty of space for seating

Whether you are looking for your first home, down size or investment, Faber Street is not to be missed - call now to book a viewing.

**Living Room**

11'5" at widest x 9'0" (3.48 at widest x 2.76)

UPVC door. UPVC window. Radiator. Attractive feature fireplace.

**Dining Room**

12'11" x 11'4" (3.95 x 3.47)

UPVC window. Radiator. Understairs cupboard

**Kitchen**

13'6" x 4'11" (4.12 x 1.50)

Modern fitted kitchen with high and low level units and coordinating worktops. Sink and drainer unit. Built in oven with four ring gas hob and extractor hood above. Space for freestanding fridge freezer. Two UPVC windows. Radiator. UPVC door leading to the rear yard.

**Stairs to first floor**

Radiator.







### First floor landing

8'5" x 3'0" (2.58 x 0.93)

Doors to further rooms.

### Bedroom One

13'6" at widest x 9'1" (4.11m at widest x 2.77m)

UPVC window. Radiator. Cupboard. Feature fireplace.

### Bedroom Two

9'7" x 8'4" (2.94 x 2.56)

UPVC window. Radiator.

### Bathroom

13'0" x 4'8" (3.98 x 1.44)

Fitted three piece suite comprising; bath with shower over, wash hand basin with vanity and toilet. Opaque UPVC window. Extractor fan. Radiator. Storage cupboard.

### Rear yard

A well presented walled rear courtyard with gated access to the side alleyway.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

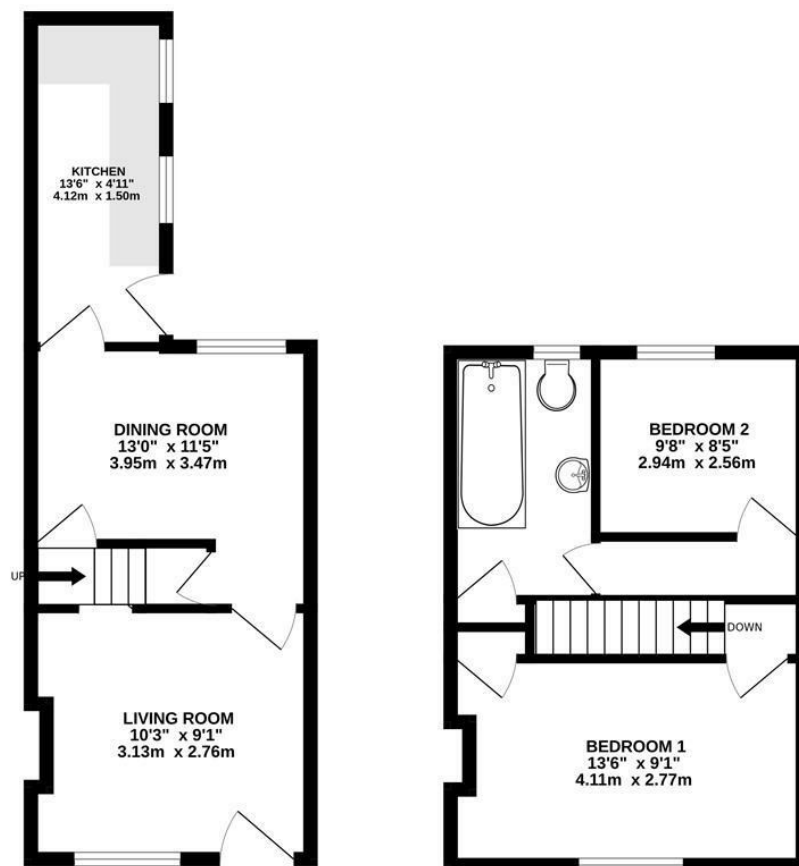
The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.

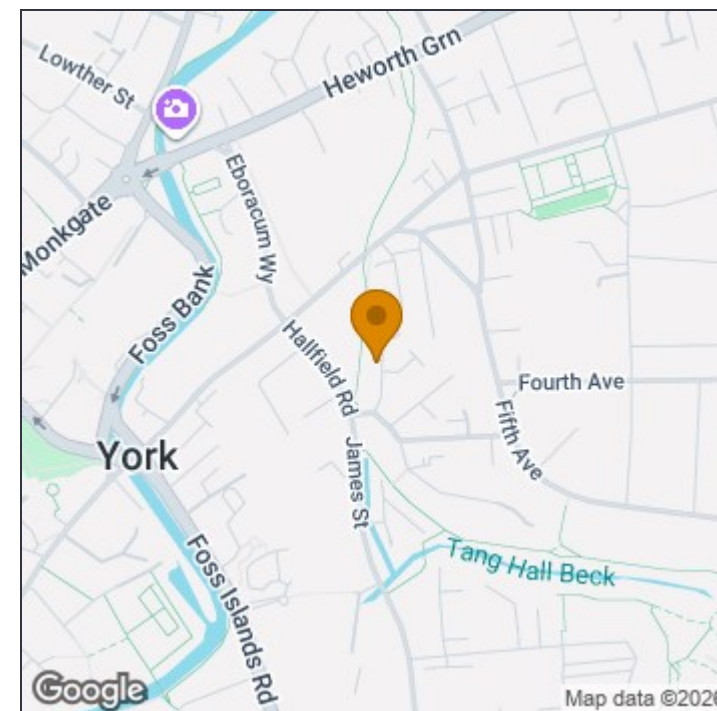
1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 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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