

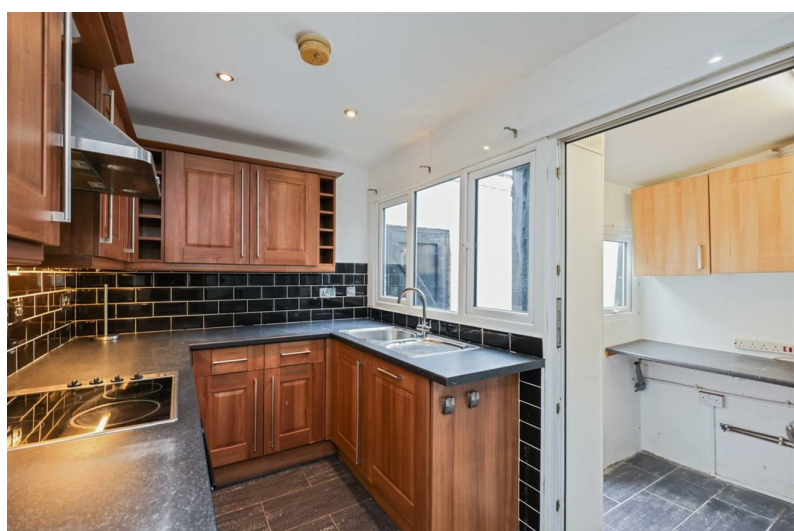


17 York Drive, Belfast, BT15 3QY

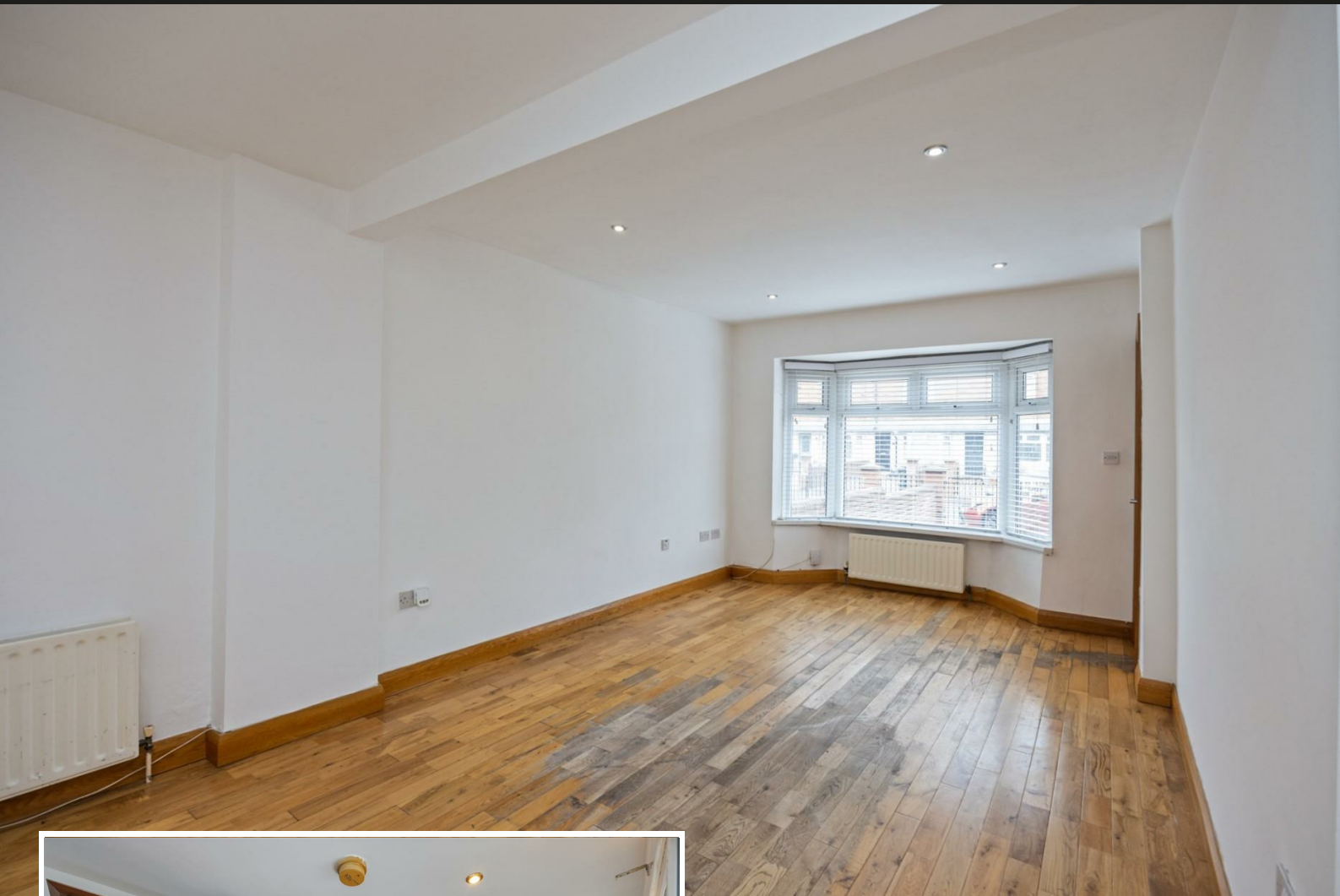
- Extended Mid Terrace Property
- Lounge Through Dining Room
- Utility Room
- Floored Roof Space
- Private Driveway; Rear Yard
- Two Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Deluxe Shower Room
- Gas Heating; PVC Double Glazing
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating D



17 York Drive, Belfast, BT15 3QY



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Timber flooring. Stairwell to first floor.

LOUNGE THROUGH DINING ROOM 21'4" x 13'10" (wps)

Bay window to front elevation. Timber flooring. Access to under stairs floor. Glass panelled door leading to:



KITCHEN 10'3" x 6'9"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Integrated dishwasher. Built in wine racks. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to:

UTILITY ROOM 6'4" x 5'8"

Fitted high level storage units and worktop. Gas fired central heating boiler. Plumbed for automatic washing machine. Tiled floor. Glass panelled door leading to enclosed rear yard.

FIRST FLOOR

LANDING

Access to floored roof space with power, light and velux windows.

BEDROOM 1 10'11" x 9'6" (plus wardrobe space)

Fitted wardrobes and storage units. Separate fitted wardrobe with mirror panelled sliding doors.

BEDROOM 2 9'7" x 7'1"

Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Aqualisa power shower. Fully tiled walls. Chrome towel radiator.

EXTERNAL

Double gates leading to private driveway finished in asphalt. Paved entrance area. External lighting. Fully enclosed rear yard.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no





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guarantee can be given that they are in working order.
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Well presented, two bedroom, mid terrace property, with floored roof space and private driveway, conveniently situated within York Drive, Shore Road, Belfast.

The property comprises entrance hall, lounge through dining room, separate modern fitted kitchen, utility room, two well-proportioned bedrooms, deluxe shower room, and floored roof space.

Externally, the property enjoys private driveway and fully enclosed rear yard.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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