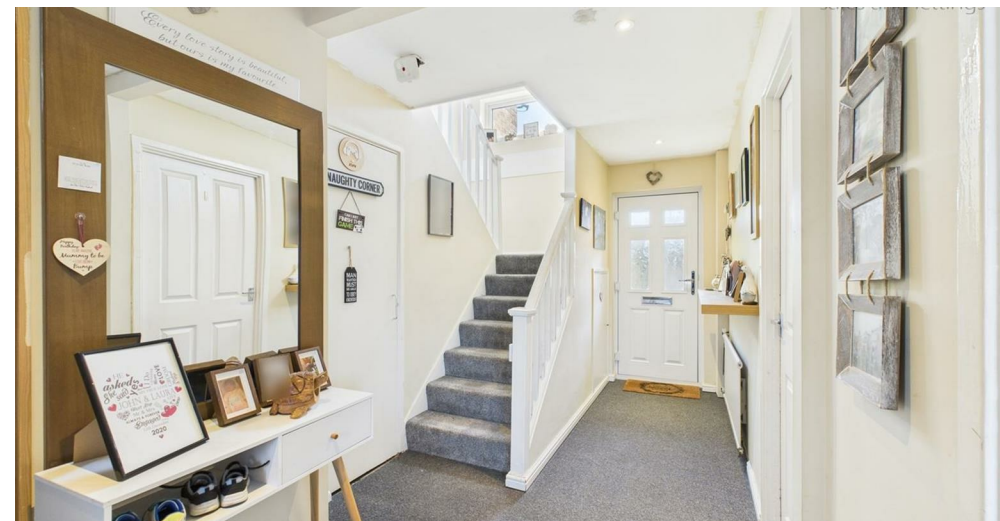
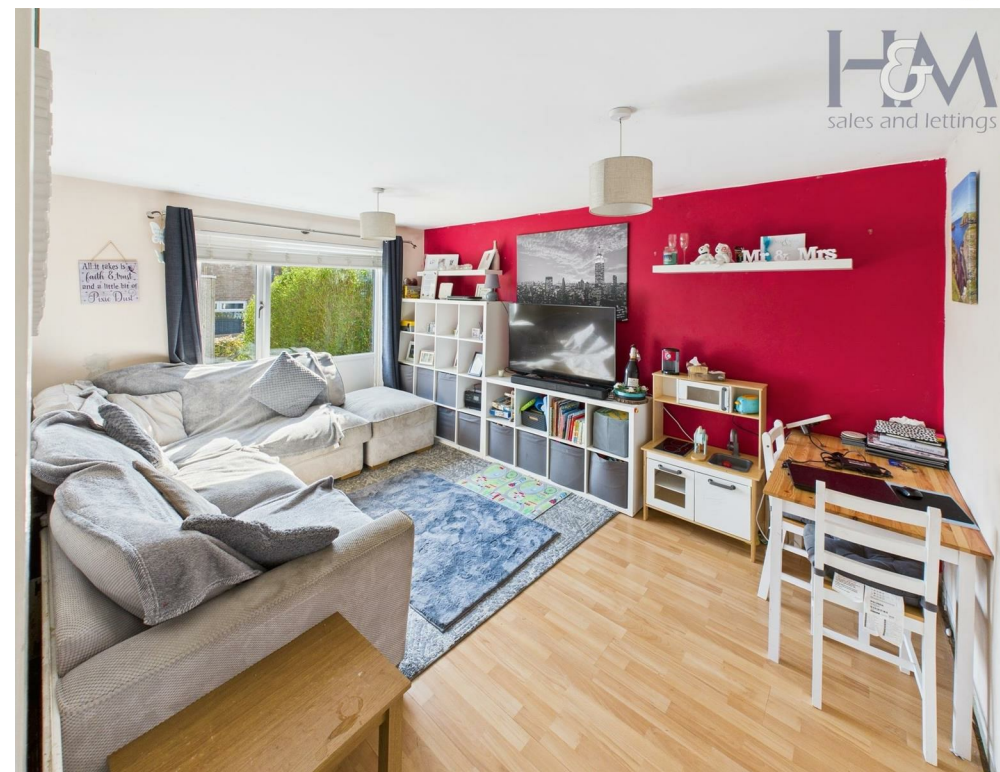


York Road, Stevenage, Hertfordshire SG1 4EU.  
Asking Price £295,000

**H&M**  
sales and lettings





***York Road, Stevenage, Hertfordshire, SG1 4EU.***

***Council Tax Band: C***

A two bedroom terraced home with a refitted kitchen, handy store rooms and a dressing room on the first floor. Both of the bedrooms are doubles and the bathroom has also been refitted by the current owners. This property would be ideal for a first time buyer. Please contact Homes and mortgages to arrange your viewing.

**Entrance Hall**

16'1 x 5'7 (4.90m x 1.70m)

Accessed by a double glazed front door, radiator, built in store cupboard, understairs storage cupboard, inset spotlights, built in cupboard, dog leg stairs to the first floor.

**Lounge**

14'8 x 10'3 (4.47m x 3.12m)

Double glazed window to the front aspect, radiator, wood style flooring

**Kitchen**

10'5 x 10'0 (3.18m x 3.05m)

Fitted with a range of wall and base units, built in double oven and gas hob with chimney hood over, plumbing for a washing machine, gloss black brick style splashbacks, one and a half bowl sink drainer, double glazed window to the rear aspect, space for fridge freezer.

**Store Cupboard**

7'3 x 2'10 (2.21m x 0.86m)

Ideal for storing of tools and other house hold items,

**Rear Porch**

9'1 x 3'7 (2.77m x 1.09m)

Double glazed window and door to the rear garden.

**Landing**

9'8 x 6'0 (2.95m x 1.83m)

Doors to all rooms, loft access, double glazed window to the front aspect.

**Bedroom One**

13'0 x 10'2 (3.96m x 3.10m)

Double glazed window to the rear aspect, built in wardrobe, radiator.

**Bedroom Two**

11'6 x 10'4 (3.51m x 3.15m)

Double glazed window to the front aspect, radiator,

**Bathroom**

7'5 x 5'4 (2.26m x 1.63m)

Comprising of a panel enclosed 'P' shaped bath with mixer taps along with an electric wall mounted shower over, low level WC, pedestal wash hand basin, dual double glazed windows to the rear aspect, inset spotlights, tiled splashback walls and tiled floor. Wall mounted heated towel rail.

**Dressing Room**

4'1 x 3'8 (1.24m x 1.12m)

Ideal as a make up room or wardrobe

**Frontage**

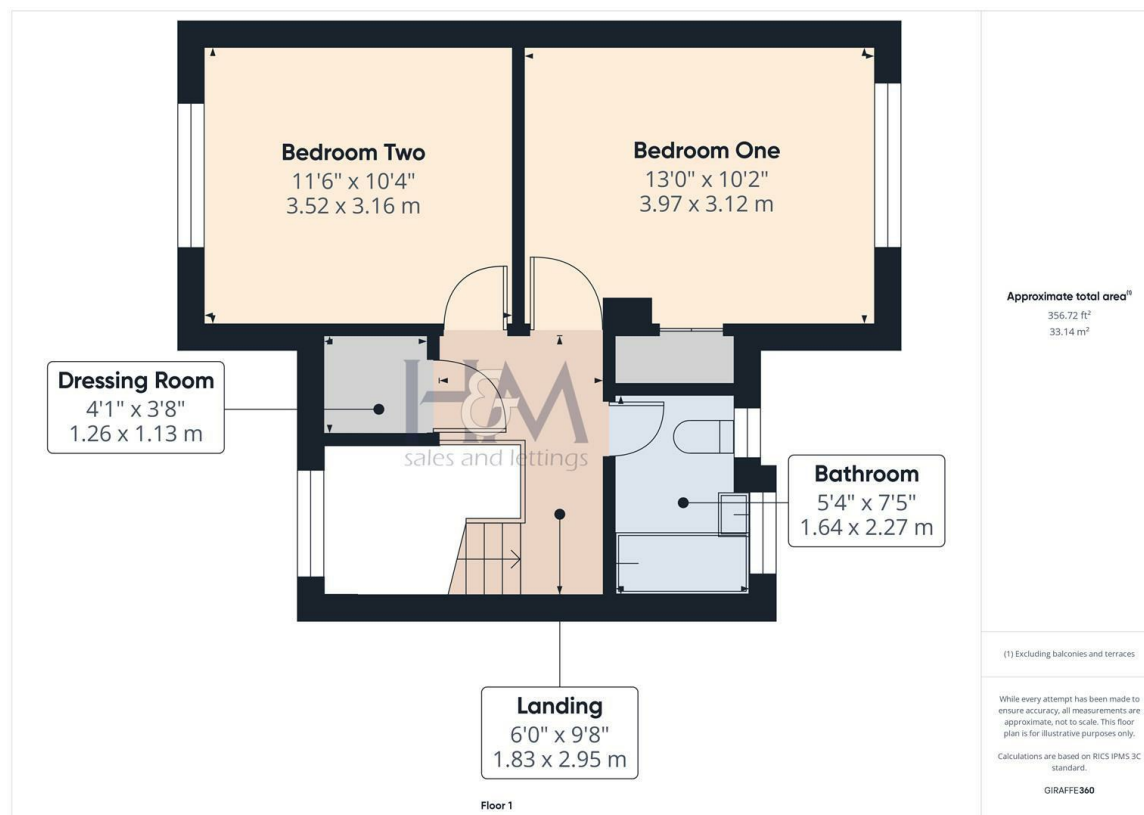
Laid to lawn with stepping stone path to front door, canopy porch.

**Rear Garden**

Laid to lawn, path to the rear gate, paved patio area, enclosed timber fencing, outside tap.







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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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>England &amp; Wales</b>		EU Directive 2002/91/EC 