



145 York Road, Belfast, BT15 3GZ

Offers Over £114,950

- End terraced property in popular residential location
- Lounge open plan to dining room
- White bathroom suite
- Double glazing
- Detached garage
- 2 Bedrooms
- Modern fitted kitchen
- Oil fired central heating
- Yard to rear
- Early viewing strongly recommended

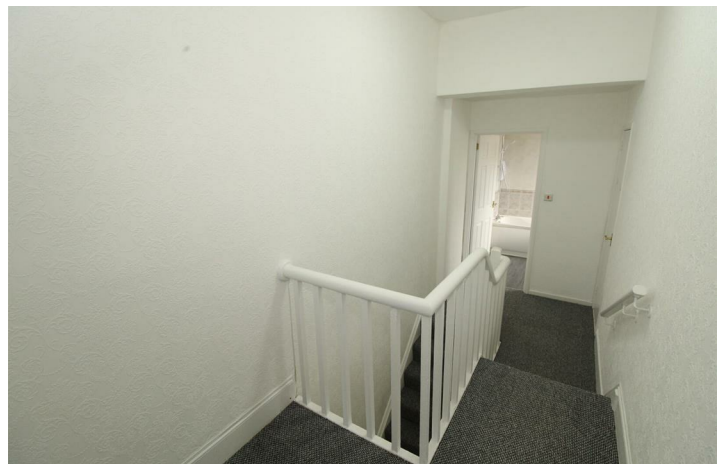
145 York Road, Belfast BT15 3GZ

145 York Road is an end-terrace property situated in a popular and convenient area close to local amenities and excellent transport links. This property presents a fantastic opportunity for first-time buyers and investors alike. The internal accommodation comprises a spacious lounge/dining room, fitted kitchen, two well proportioned bedrooms and a three piece bathroom suite. Externally, the property benefits from a large detached garage with separate WC as well as a front garden and enclosed yard to rear. Additional benefits include oil fired central heating and double glazing as well as income from billboard advertising on gable wall of property (details available from office).

Early viewing is strongly advised.



Council Tax Band: Northern Ireland



Entrance Porch

Entrance Hallway

Lounge/Dining

22'03" x 9'09"

Bay window, wall mounted electric fire, under-stair storage cupboard.

Kitchen

9'09" x 7'00"

Range of high and low level units with round edge worksurfaces, single bowl stainless steel sink unit with mixer tap and drainer, plumbed for washing machine, space for fridge, built in fan assisted oven, built in electric hob, stainless steel extractor canopy, part wall tiling.

Bedroom 1

12'02" x 8'11"

Bedroom 2

10'10" x 6'05"

Built in storage cupboards, ceiling cornicing.

Bathroom

White three piece suite comprising pedestal wash hand basin, low-flush WC, panelled bath with mixer tap and electric shower unit, shower screen, part wall tiling.

Garage

Light and power, oil boiler housing. Separate WC.

Outside

Yard to front, enclosed yard to rear.

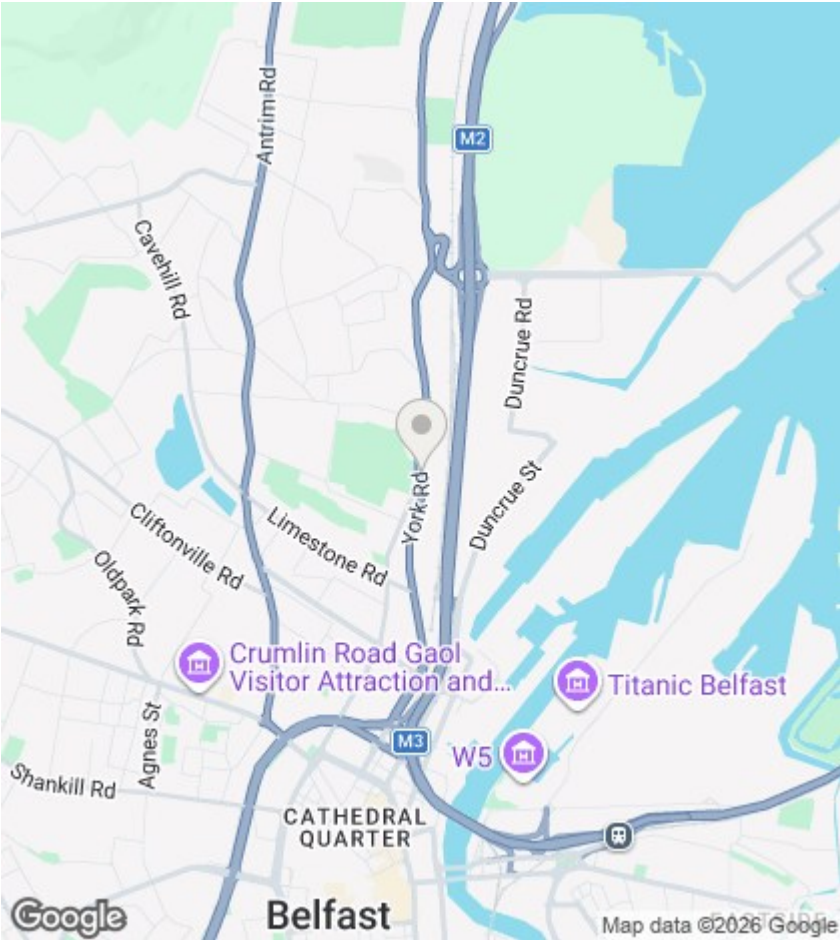
Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC