



151 York Park, Belfast

Offers In The Region Of £75,000

Extended and Extensively Modernised Town House

A magnificent period town house which has been extended and modernised to the highest standard situated within this highly regarded location. The richly appointed interior comprises 2 bedrooms, 2 reception rooms with lounge into bay, extended luxury fitted kitchen incorporating built-in oven and hob and contemporary white bathroom suite. The dwelling further benefits from uPvc double glazed windows, gas central heating, floored and sheeted roof space, new interior doors to ground floor and extensive use of ceramic and wood laminate floor coverings. A superb rear garden in patio with feature sun deck combines with the most convenient location, excellent shopping, public transport and the City all close by.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
		66		32	59

Entrance Hall

UPvc double glazed entrance door, wood laminate floor.

Lounge 3.32 x 4.49 (10'11" x 14'9")

Into bay, wood laminate floor, double panelled radiator.

OPEN TO:



Dining Room 4.23 x 2.24 (13'11" x 7'4")

Wood laminate floor, double panelled radiator.



Extended Kitchen 3.81 x 2.24 (12'6" x 7'4")

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, stainless steel extractor fan, integrated washing machine, under fridge and freezer, double panelled radiator, ceramic tiled floor.



First Floor

Bathroom

Contemporary white suite comprising shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, pvc panelled walls, and ceiling, chrome radiator.