



36 York Park , Belfast, BT15 3QU

**Offers In The Region Of
£110,000**

An Attractive Red Brick Mid Terrace Property Situated Within This Ever Popular And Sought After Location.

A fantastic opportunity to purchase an attractive red brick town terrace holding an excellent position within this ever popular and sought after residential development. The interior comprises 2 bedrooms, lounge into bay, luxury fitted kitchen incorporating built-in oven and ceramic hob and modern bathroom white suite. The dwelling further offers gas fired central heating, Upvc double glazed windows, new interior doors and has been maintained a high standard over the years. Hard landscape garden front and rear combines with a most convenient location with the city, only minutes away and excellent local amenities all within walking distance.

| 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | 72 | 76 |
| EU Directive 2002/91/EC | | |

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- Superb Modernised Town Terrace
- Classic White Bathroom
- Highest Presentation
- 2 bedrooms Lounge into Bay
- Upvc Double Glazed Windows
- Convenient Location
- Luxury Fitted Kitchen
- Gas Central Heating
- Perfect Starter Home Or Investment Opportunity.

Entrance Hall

Glazed entrance door

Lounge into Bay

14'2" x 10'4" (4.33 x 3.16)

Shelfing, storage cupboard, panelled radiator.

Kitchen

13'8" x 7'0" (4.19 x 2.15)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob, stainless steel canopy extractor fan, fridge /freezer space,

plumbed for washing machine, concealed gas boiler, partly tiled walls, recessed lighting. Under stair cloaks, panelled radiator.

First Floor

Landing

Bedroom

13'9" x 9'9" (4.21 x 2.99)

Panelled radiator.

Bedroom

9'10" x 7'2" (3.00 x 2.20)

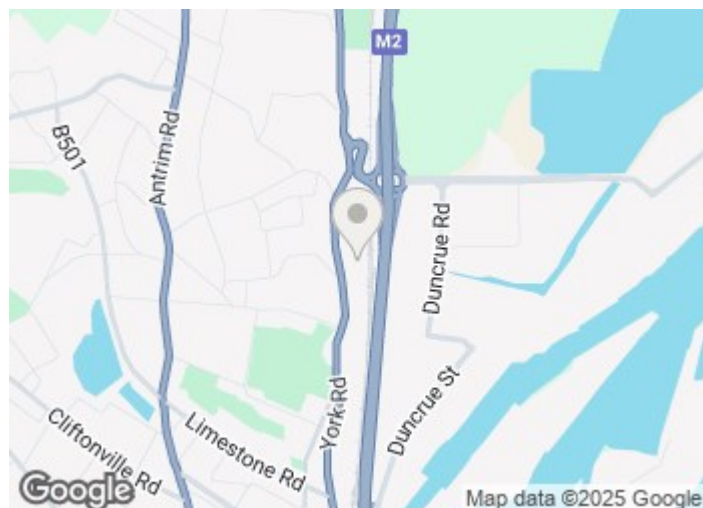
Panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, telephone hand shower, vanity unit, low flush wc, Pvc panelled walls and ceiling, chrome radiator.

Outside

Walled hard landscaped front garden. Enclosed rear yard with range of outbuildings.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

