



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



19 York Drive , Belfast, BT15 3QY

Offers Over £105,000

An Extended Modernised Red Brick Mid Terrace Property Situated Within This Most Convenient Location Just A Short Commute To The University And City Centre.

An extended and modernised red brick period town terrace holding an excellent position within this most popular residential development. The extended interior comprises 2 bedrooms, through lounge into bay, extended fitted kitchen and recently installed fully tiled white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating with new boiler and has benefited from a damp proof course in recent times and re-roofing, new boundary walls, chimney stacks, rainwater good and hard landscaped front gardens under a NIHE enveloping scheme in past years. Conveniently positioned to the many local amenities with excellent shopping, Public Transport and leading schools plus the New University and the City only minutes away makes Early Viewing highly recommended for this fantastic first time buy or investment opportunity.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
		EU Directive 2002/91/EC

19 York Drive

, Belfast, BT15 3QY



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- Extended Modernised Mid Terrace Property
- Recently Installed Bathroom Suite
- Damp Proof Course
- Short Commute To City Centre
- 2 Bedrooms Through Lounge Into Bay
- uPvc Double Windows
- NIHE Enveloping Scheme
- Modern Extended Kitchen
- Oil Fired Central Heating New Boiler
- Most Convenient Location

Entrance Hall

Mahogany entrance door.

Through Lounge

11'2" x 21'5" into bay (3.41 x 6.53 into bay)

Attractive brick fireplace, wood laminate floor, double panelled radiator.

Informal Dining Area : Double panelled radiator, under stairs storage, hot press/copper cylinder.

Extended Kitchen

10'2" x 7'1" (3.11 x 2.16)

Single drainer stainless steel sink unit, range of high and low level

units, formica worktops, cooker space, plumbed for washing machine, fridge/freezer space, partly tiled walls, panelled radiator, hardwood door to rear.

First Floor

Landing.

Bathroom

Fully tiled contemporary white suite comprising shower cubicle, electric drench style shower, pedestal wash hand basin, low flush wc, marble effect pvc panelled walls, ceramic tiled floor, feature radiator.

Bedroom

9'9" x 7'3" (2.98 x 2.21)

Panelled radiator.

Bedroom

11'0" x 9'7" (3.37 x 2.93)

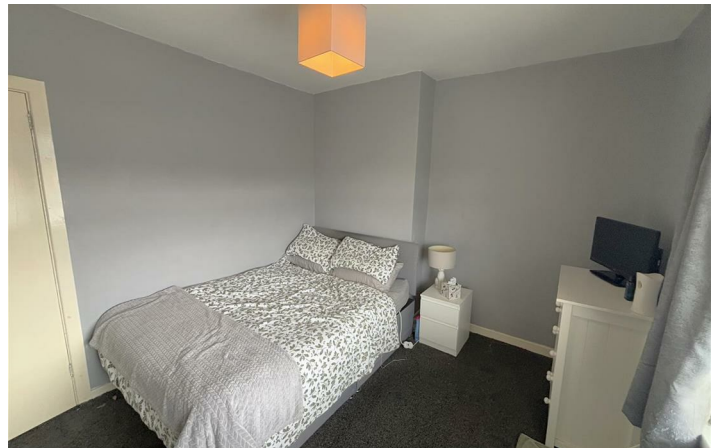
Built in storage, panelled radiator.

Outside

Hard landscaped front garden in concrete pavers, brick boundary walls, enclosed rear yard, oil tank.



Directions



Floor Plan

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