



147 Gale Lane

| York | YO24 3AG

Offers over £240,000

Welcome to this charming mid-terrace house located on Gale Lane in the historic city of York. This delightful property boasts a generous 1,012 sq ft of living space, perfect for a growing family or those looking for a bit of extra room to spread out.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with a cup of tea after a long day. The house features three inviting bedrooms, offering plenty of space for a peaceful night's sleep.

Built in 1940, this house exudes character and charm, with a touch of history woven into its walls. Imagine the stories this house could tell if walls could talk!

Situated in the heart of York, you'll have easy access to all the amenities this vibrant city has to offer. From quaint cafes to bustling shops, everything you need is just a stone's throw away.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property on Gale Lane. Book a viewing today and step into your future!

Energy Efficiency Rating		Current	Potential
32+ plus)	A		
(21-31)	B		
(13-20)	C		
(5-12)	D		
(1-4)	E		
(1-2)	F		
1-0)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lounge

12'4" x 10'10"

The spacious lounge features a built-in wood burner, a front aspect bay window and laminated flooring. From here the room flows seamlessly to the kitchen

Kitchen

12'7" x 12'4"

The well-spaced modern kitchen is fitted with storage cupboards, and built-in utilities, including a split eye level oven, hob and extractor fan.

Shed

The shed situated on the ground floor at the back door is ideal for additional storage.

Bedroom

18'0" x 9'7"

This double bedroom sits in the loft and offers carpeted flooring and two skylights ensuring good natural light fills the room.

Bedroom

12'3" x 9'6"

This double bedroom features a rear aspect window and carpeted flooring.

Bedroom

9'7" x 8'1"

This good-sized single offers striking wall finishes, carpeted flooring and a window with views to the back garden.

Bathroom

8'0" x 6'4"

The bathroom is equipped with toilet, wash hand basin, bath and shower facilities.

Garden

At the front of the property there is border hedging and a driveway offering off street parking. The

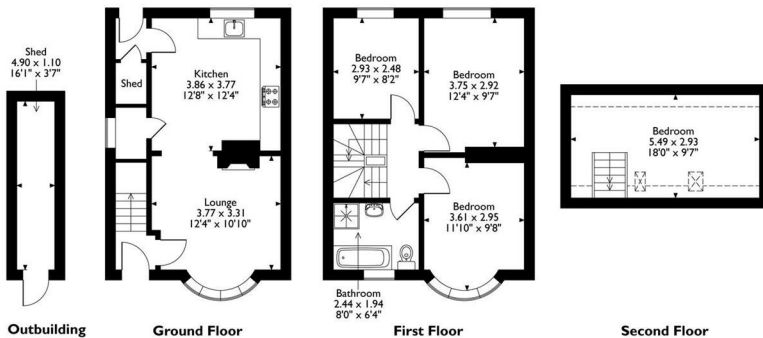
enclosed back garden offers a covered patio leisure area that leads from the back door. The remainder of the garden is covered with pebbles and a variety of shrubs arranged over the area. A pathway leads to a small pergola at the very back of the property.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Gale Lane, York
Approximate Gross Internal Area
Main House = 91 Sq M/980 Sq Ft
Outbuilding = 5 Sq M/54 Sq Ft
Total = 96 Sq M/1034 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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