

**Aldreds**  
Estate Agents



58 York Road  
Great Yarmouth NR30 2ND  
£140,000





## 58 York Road

Great Yarmouth NR30 2ND

Aldreds are pleased to offer this substantial, bay fronted mid terraced house in a convenient location for local amenities and a short walk to the sea front. The property offers great potential to be used as a family house or as an investment property with conversion possibilities with accommodation comprising of an entrance hall, lounge, sitting room/bedroom 4, dining room, kitchen, ground floor shower room, utility and basement room. On the first floor there are three good sized bedrooms, bathroom that was formerly a bedroom and a cloakroom. Outside there is a forecourt and enclosed covered yard with a gated access. The property is also part double glazed and benefits from gas central heating with a recently installed new boiler. Offered Chain Free.

### Entrance Hall

Part glazed wood panelled entrance door, radiator, staircase to first floor, vinyl flooring, doors leading off to:

### Lounge

12'10" x 12'0" (3.93 x 3.67 )

Plus double glazed bay window to front aspect and including the chimney breast with a stone fireplace and matching side display areas with an inset wood burner, radiator, wall mount tv point.

### Sitting Room/Bedroom 4

11'9" x 9'9" (3.60 x 2.98)

Including the chimney breast, corner vanity unit with an inset wash basin, radiator.

### Dining Room

14'6" x 9'1" (4.42 x 2.78)

Including the chimney breast with an inset electric fire, radiator, double glazed window to side aspect, door to:

### Kitchen

9'4" x 9'3" (2.85 x 2.83)

Fitted kitchen with cream gloss finish wall and matching base units with polished finish work surfaces over, part metro tiled walls, one and a half bowl single drainer sink unit, space and plumbing for a dish washer, recess with a gas cooker, tiled flooring, wall mounted gas combi boiler, window and door to rear, door to:

### Shower Room/Utility

10'0" x 8'4" (3.06 x 2.55)

Shower cubicle with shower fitting, pedestal wash basin, low level wc, waterproof floor membrane, part tiled walls, extractor fan, radiator, frosted double glazed window to side aspect, utility cupboard with space and plumbing for a washing machine and tumble dryer.

### Basement Room

16'0" x 10'11" (4.89 x 3.35)

Accessed from the dining room and split in to two sections with lighting providing an ideal dry storage space.







### First Floor Landing

Access to the boarded loft space, radiator, doors leading off to:

### Bedroom 1

16'1" x 12'9" (4.91 x 3.91)

Including the chimney breast plus double glazed bay window to front aspect and additional double glazed window to front aspect, radiator.

### Bedroom 2

12'5" x 9'3" (3.80 x 2.82)

Radiator.

### Bedroom 3

11'10" x 9'9" (3.61 x 2.99)

Including the chimney breast and built in wardrobe cupboard, radiator.

### Bathroom/Former Bedroom

9'2" x 6'5" (2.81 x 1.98)

Panelled bath, shower tray, pedestal wash basin, window to side, built in storage cupboard, radiator, tiled flooring. (This room was formerly a bedroom and could easily be re-instated as one if required).

### Cloakroom

Low level wc, window to side aspect.

### Outside

To the front of the property is a small walled forecourt. To the rear is a generous covered courtyard with double gates leading to a rear service road.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

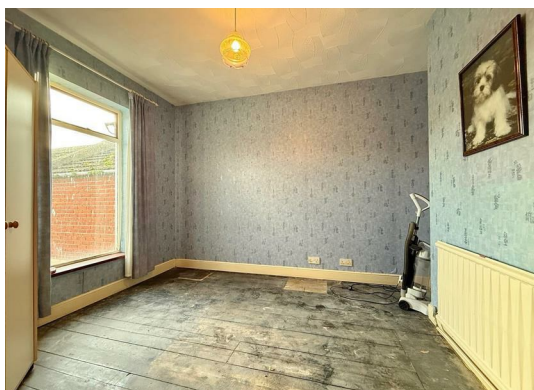
### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, turn right into York Road where the property can be found on the right hand side.

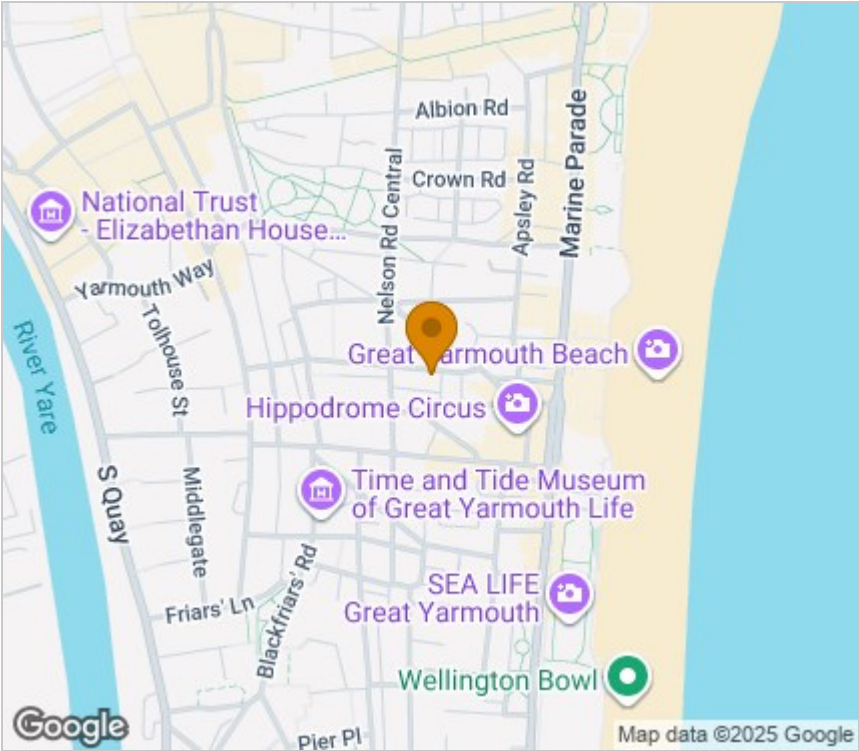
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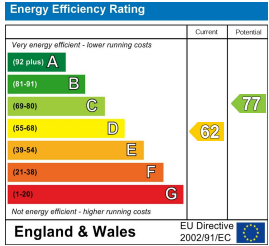
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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