

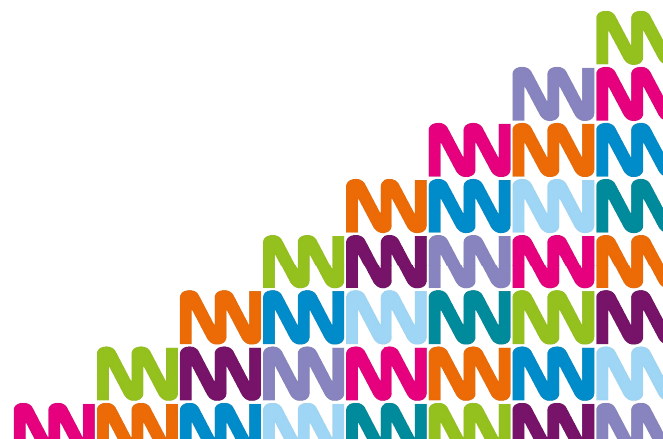


18 York Parade
 Belfast
 BT15 3QZ

**Offers In The
 Region Of £119,950**

- Mid Terrace Home
- Excellent Condition
- Two Spacious Bedrooms
- Bright Lounge Area
- Enclosed Rear Yard
- Off Street Car Parking
- Easily Accessible Transport Links
- Perfect for First-Time Buyers, Downsizers or Investors
- Oil Fired Central Heating / UPVC Double Glazed Windows
- EPC - D 55

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





We are delighted to showcase this beautifully appointed two bedroom home located on York Parade just off the Shore Rd. The property is ideally situated for commuting with ease of access to the City Centre, Public Transport and the M1 Motorway network.

The property has been recently revitalised with fresh paint and carpet throughout. As you enter the property you are greeted with the bright & spacious lounge area that leads you to the kitchen. The kitchen is complete with high & low level units to provide that extra storage space that you may require. The family bathroom and two bedrooms are located on the first floor - with the Master comprising of a built in wardrobe.

Externally the property boasts an enclosed, low maintenance rear yard. To the front is a paved section that allows for off street parking - that is closed off with iron gates.

Whether you're a first time buyer, downsizer or investor, this property presents an excellent opportunity to own a well-maintained home in a very convenient & sought after area.

ACCOMMODATION

This property comprises of two very spacious bedrooms (master with a built in wardrobe), a family bathroom, lounge area and a fitted kitchen.

To the front there is an enclosed paved area that can be used as an off street parking space - secured with an iron gate. The rear yard is also enclosed and can be accessed through the kitchen.

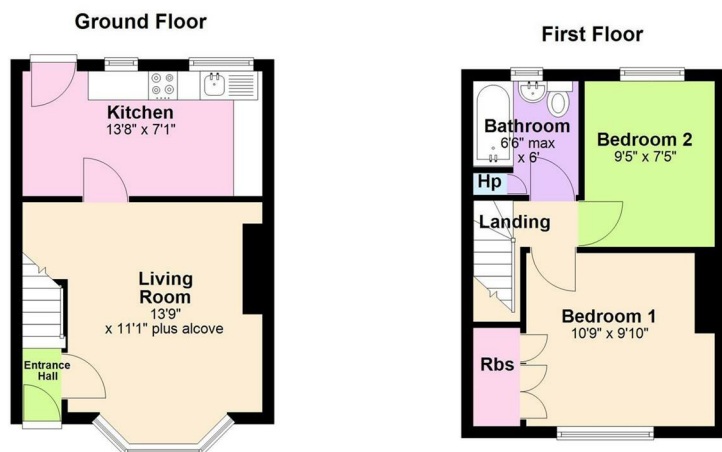
MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk

ENQUIRES TO

Kyle Toan:

kyle@quinnestateagents.com or 07542 607015



18 York Parade, Belfast

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

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