



58 Tamworth Road
York, YO30 5GJ
Offers Over £260,000



A fantastic, modern, two double bedroom end town house located in this popular and convenient residential area within close proximity to shops and local amenities as well as excellent road links to York's city centre and the outer ring road. The property has been maintained to a very good standard throughout and comprises entrance hall, spacious living room, breakfast kitchen with integrated appliances, first floor landing, two double bedrooms and house bathroom. To the outside is a front lawned garden and driveway providing ample off street parking whilst to the rear is a pretty, lawned garden with patio. An internal viewing of this lovely home is highly recommended.

Entrance Hall

uPVC front door, window to side. Laminate flooring. Door to:

Living Room

uPVC window to front, ceiling coving, radiator, TV point, power points. Laminate flooring.

Kitchen

uPVC window to rear, patio doors onto garden, excellent range of fitted wall and base units, gas hob with electric oven below, sink with mixer tap, space for appliances, part tiled walls, power points, column radiator, wall mounted combination boiler in cupboard, stairs to first floor. Laminate flooring.

First Floor Landing

Access to loft space, power point. Laminate flooring. Doors to:

Bedroom 1

uPVC window to rear, fitted wardrobes, radiator, power points. Carpet.

Bedroom 2

uPVC window to front, radiator, power points. Carpet.



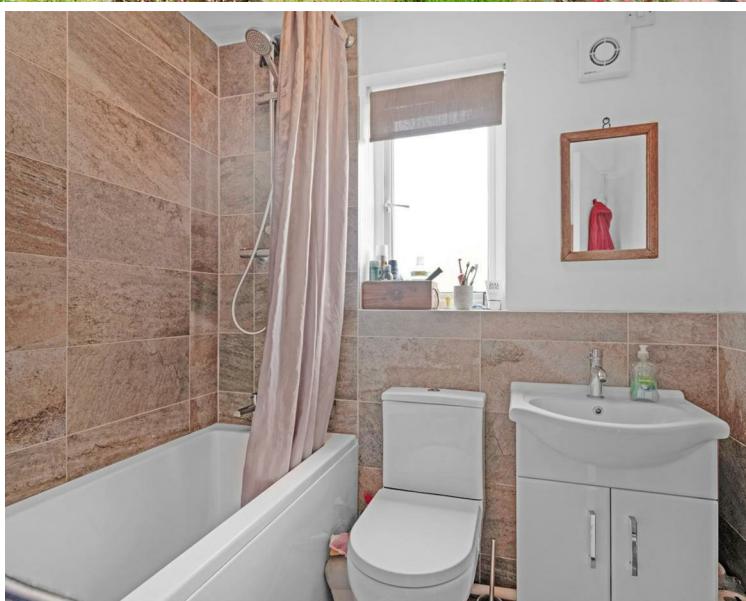


Bathroom

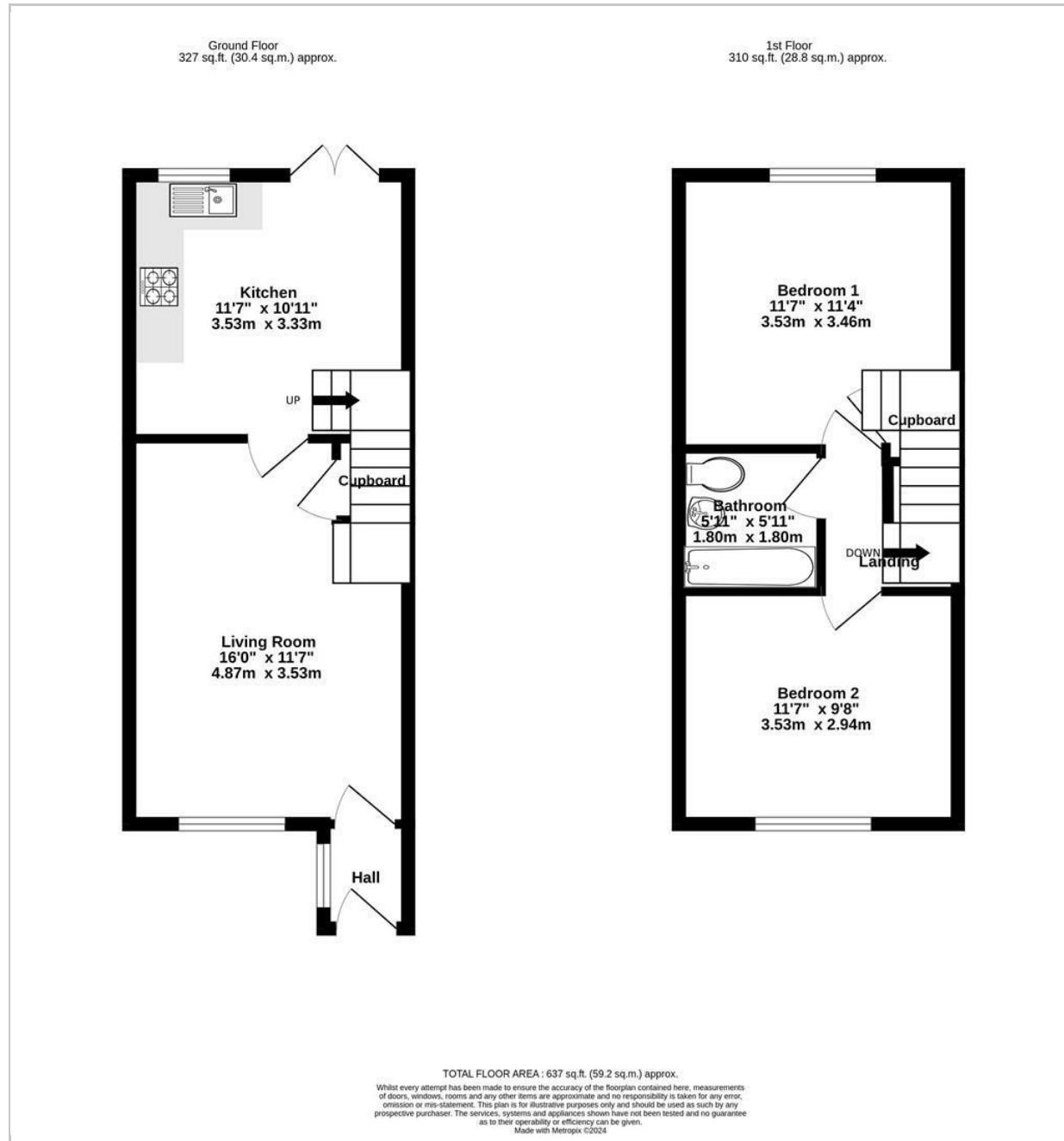
uPVC window to side, bath with electric shower over, low level WC, wash hand basin, part tiled walls. Tiled flooring.

Outside

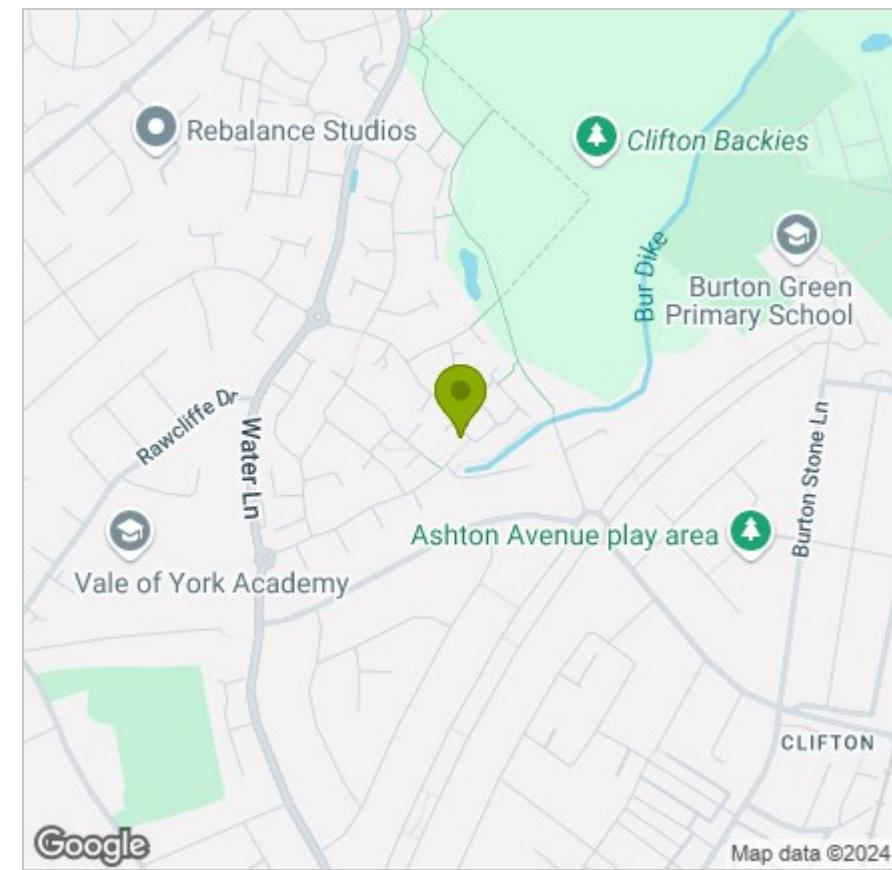
Front driveway with parking for 3 cars and lawn area. Pretty, lawned rear garden with patio area, shed and timber fence boundary.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	76
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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