



52 Lowick Woodthorpe  
York, YO24 2RF  
**Guide Price £220,000**



**PUBLIC NOTICE** – The vendor has been in receipt of an offer of £217,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

A Fabulous opportunity for a first buyer or investor to purchase this two-bedroom mid-terraced house located on a quiet cul-de-sac within in the popular and convenient location of Woodthorpe close to shops and amenities, transport links and York outer ring road.

Benefiting from UPVC double glazing and gas central heating, the bright and airy living accommodation comprises; entrance hallway, kitchen, lounge/dining room, first floor landing, two first floor bedrooms and three piece bathroom.

To the outside is a front lawned garden with attached brick store, rear landscaped garden with decking and delightful summer house. Parking is available.

An accompanied viewing is highly recommended.

### **Entrance Hallway**

uPVC entrance door, laminate floor, , power points, double panelled radiator, carpeted stairs to first floor

### **Kitchen**

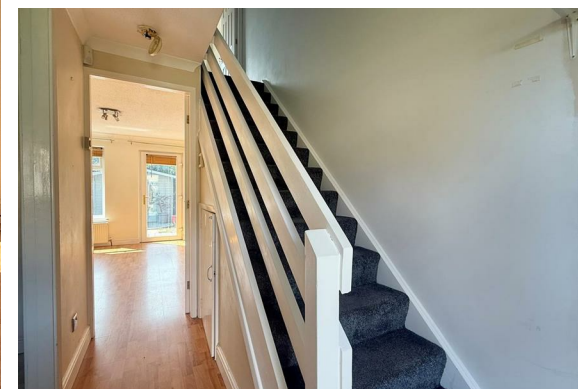
9'11" x 5'10" (3.02m' x 1.78m)

uPVC window to front, fitted wall and base units with counter top, stainless steel sink and draining board, with mixer tap, built in gas hob and electric oven, double panelled radiator, power points, vinyl flooring, wall mounted gas combination boiler.

### **Lounge/Dining Room**

13'1" x 11'11" (3.99m x 3.63m)

uPVC window to rear, glazed door to garden, double panelled radiator, laminate flooring, power points, television point







### First Floor Landing

Carpeted floor, storage cupboard, power point, loft access

### Bedroom 1

12'1" x 12' (3.68m x 3.66m)

uPVC window to front, fitted wardrobes, double panelled radiator, carpets, power points

### Bedroom 2

7'10" x 7'1" (2.39m x 2.16m)

uPVC window to rear, double panelled radiator, carpet, power points

### Bathroom

7'11" x 4'62 (2.41m x 1.22m)

Opaque uPVC window to rear, panelled bath with shower over, low level w.c, wash hand basin double panelled radiator, extractor fan, recessed spotlights, vinyl flooring

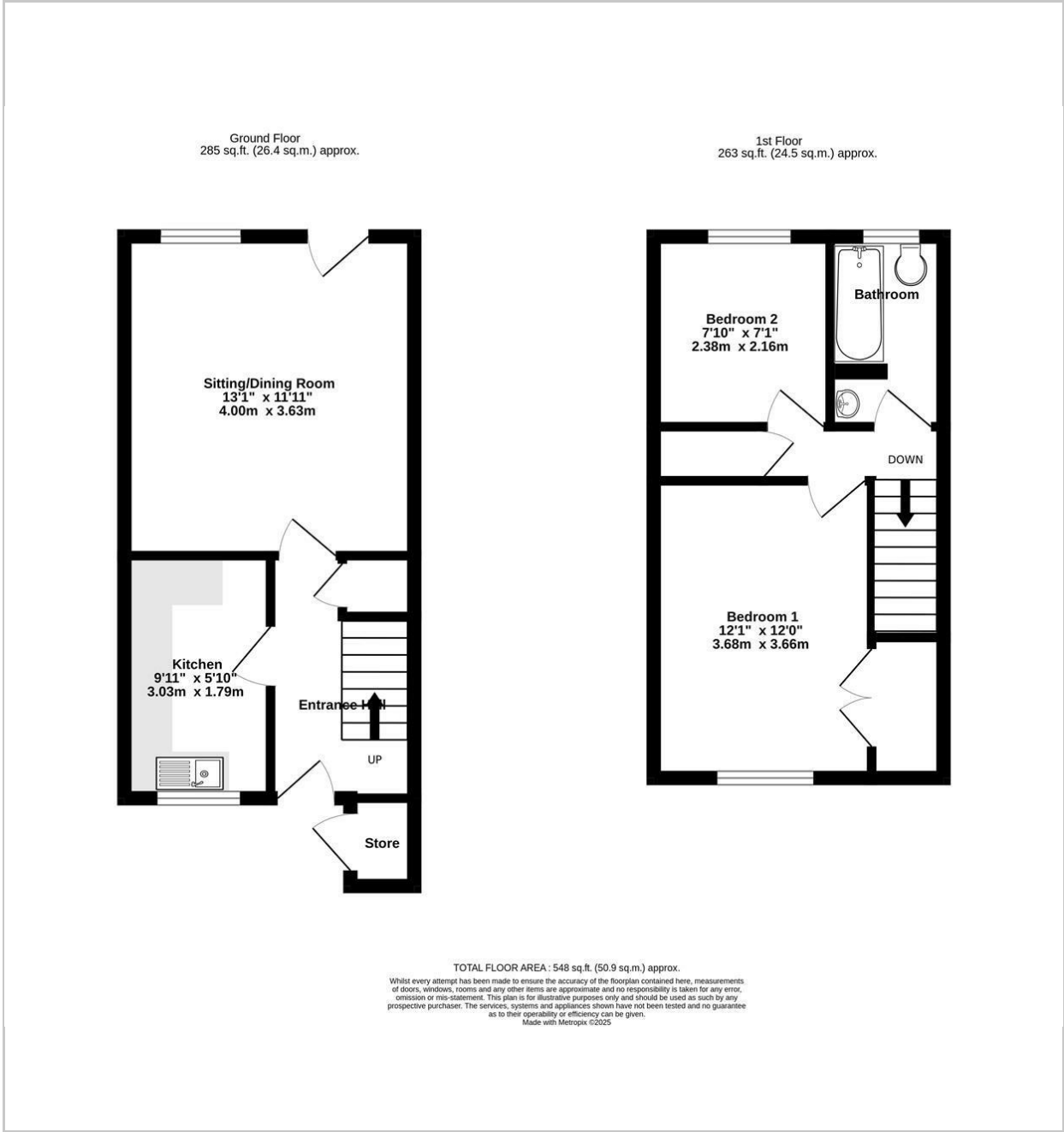
### Outside

Front lawned garden, attached brick store, rear landscaped garden with decking, patio, timber fenced boundary, good sized summer house.

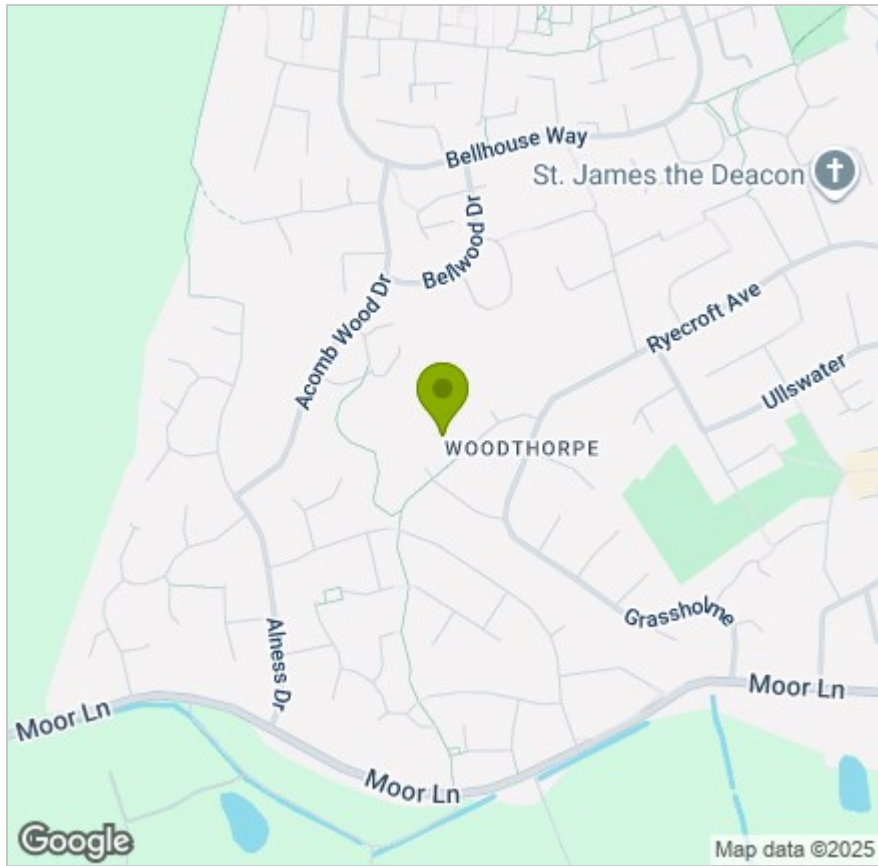




FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>88</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>72</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.