



7 Silverdale Court
York, YO24 2SL
£200,000

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NO ONWARD CHAIN!

An extended 2 bedroom semi-detached bungalow on a corner plot part of this residential cul-de-sac in the sought after area of Woodthorpe, convenient for many supermarkets, schools and bus routes as well as York outer ring road. Although in need of some upgrading, the property does benefit from uPVC double glazing, gas central heating and single garage. Internally it comprises: fitted kitchen, 17' lounge, hallway, two double bedrooms, lean to/conservatory and three piece house bathroom. To the outside are lawned gardens to front and rear, patio, mature trees and borders and timber fenced boundary. A single garage is adjacent to the property within the communal block and parking area.

An accompanied viewing is strongly recommended!

Kitchen

12'9" x 11'9" (3.89m x 3.58m)

uPVC window to side, entrance door, fitted wall and base units, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, double panelled radiator, tiled flooring, power points

Lounge 17'6" x 9'10"

uPVC window to front, electric fire with surround, carpets, power points, double panelled radiator,

Bedroom 1

12'8" x 9'5" (3.86m x 2.87m)

uPVC window to rear, double panelled radiator, carpets and power points

Bedroom 2

10'9" x 8'1" (3.28m x 2.46m)

uPVC windows to front and side, double panelled radiator, carpets, power points

House Bathroom

6'2" x 5'5" (1.88m x 1.65m)

Window to side, panelled bath with mixer tap, wash hand basin, low level w.c., vinyl flooring, double panelled radiator





Lean To/Conservatory

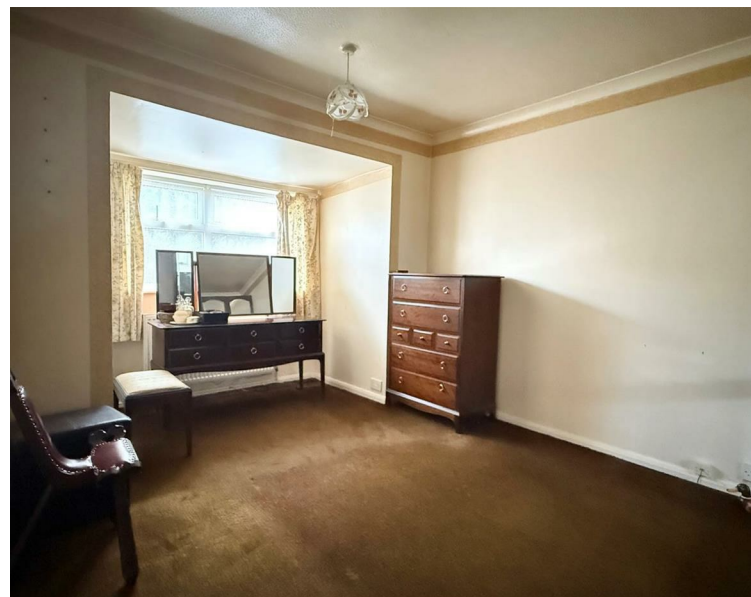
11'9" x 7' (3.58m x 2.13m)

Externally

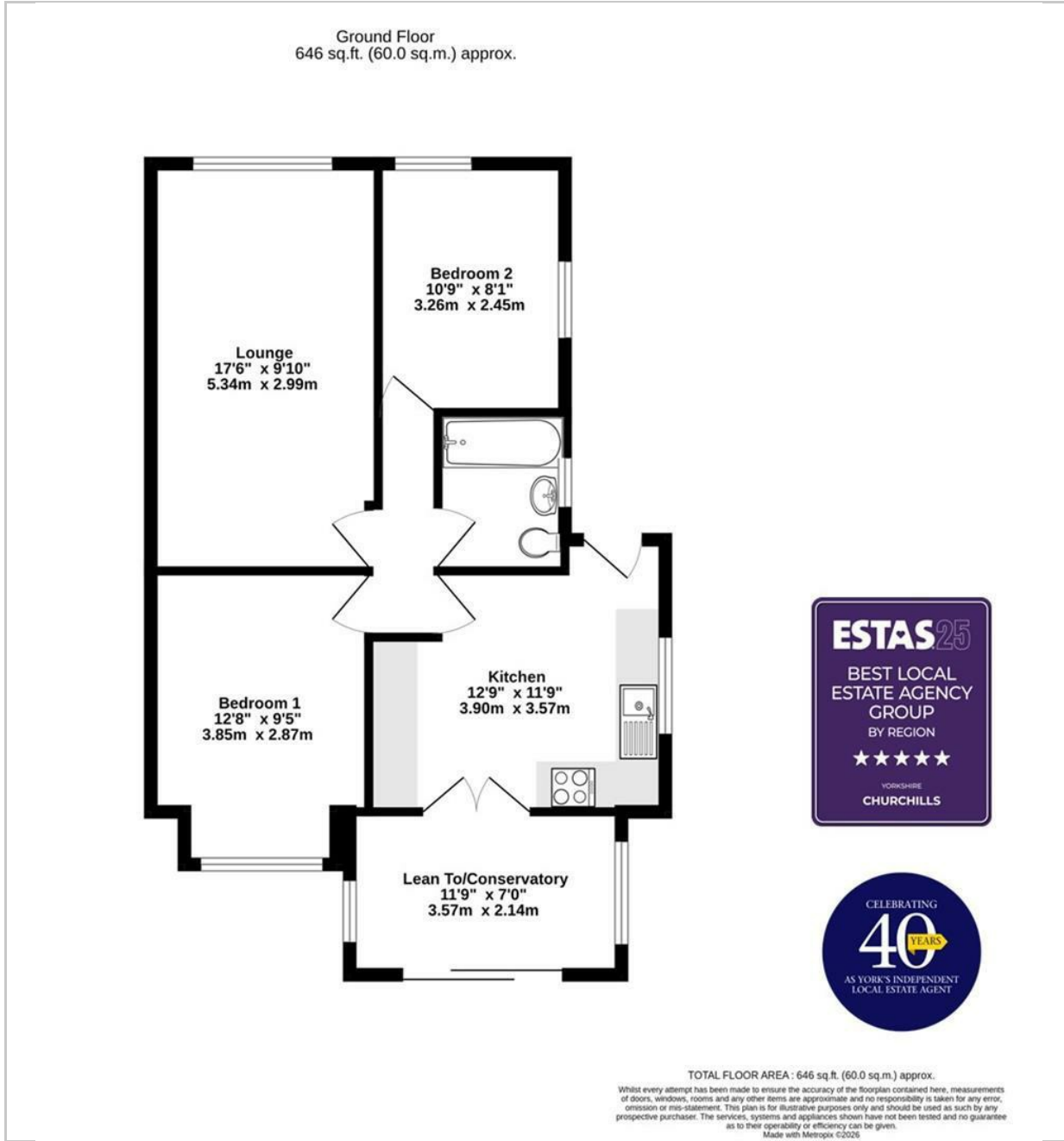
Lawn to front and rear with mature trees and borders, patio area, timber storage, fence and hedge boundary, garage in adjacent block with up and over garage door

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(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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