



22 West Thorpe  
York, YO24 2PW

Guide Price £285,000

3 1 1 B

Welcome to this charming 3 bedroom property located on West Thorpe benefitting from gas central heating, uPVC double glazing and solar roof panels. This delightful house boasts a cosy reception room, perfect for relaxing with family and friends plus a large dining kitchen with modern fitted units and French doors to the rear garden. With three inviting bedrooms and a well-appointed bathroom, there is ample space for a growing family. Outside there are good sized gardens and a driveway which leads to a garage with workshop area. Situated in a sought-after area, this house offers a wonderful opportunity to create a warm and welcoming home. The location provides easy access to many local amenities, schools and transport links, making it ideal for those seeking both comfort and convenience.

### **Entrance Hall**

### **Lounge**

11'10 x 11'10 (3.61m x 3.61m)

### **Dining Kitchen**

18'4 x 9'5 (5.59m x 2.87m)

### **First Floor Landing**

#### **Bedroom 1**

12'0 x 9'0 (3.66m x 2.74m)

#### **Bedroom 2**

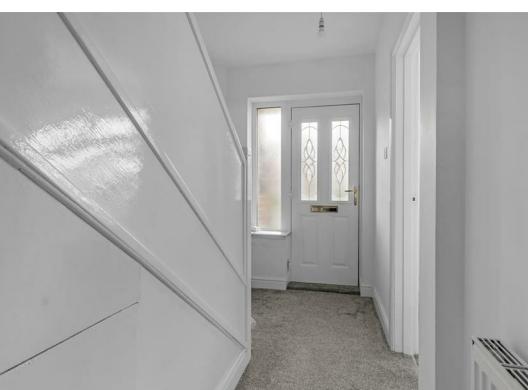
10'2 x 9'2 (3.10m x 2.79m)

#### **Bedroom 3**

8'0 x 7'6 (2.44m x 2.29m)

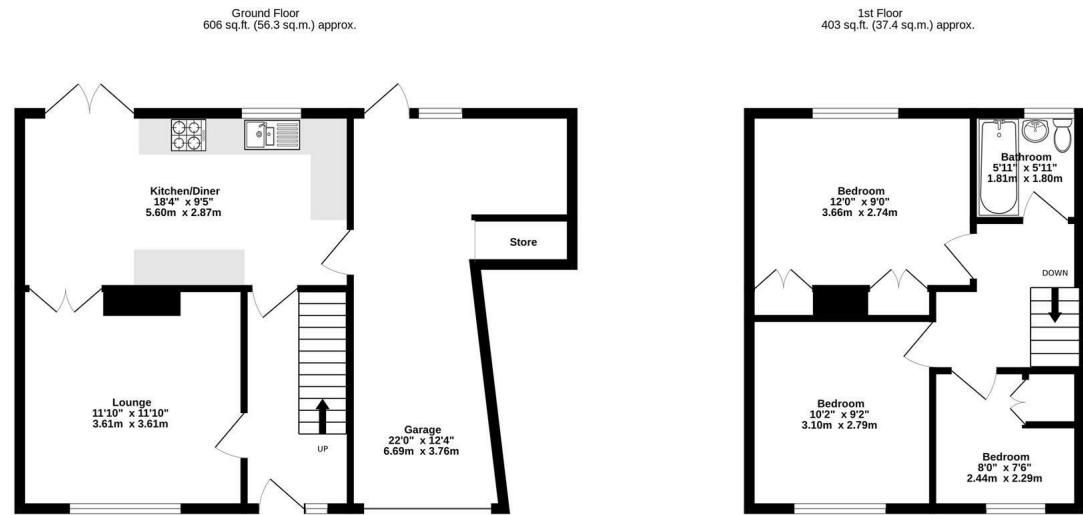
### **Bathroom**

### **Rear Garden**



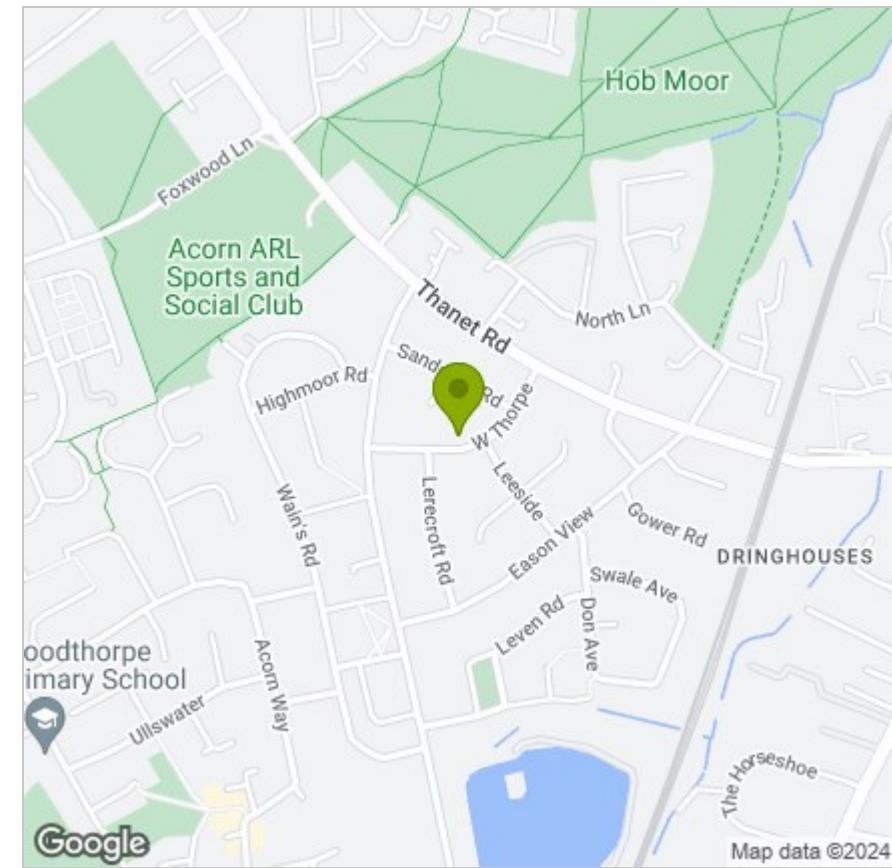


## FLOOR PLAN



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is to illustrate purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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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