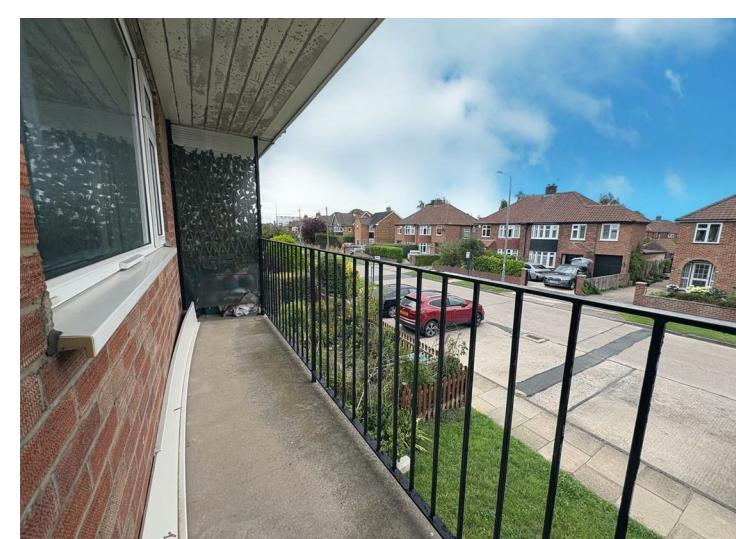




54 Woodlands Grove, York, YO31 1DL

Guide Price £140,000



54 Woodlands Grove, York, YO31 1DL

£140,000

NO FORWARD CHAIN - IDEAL INVESTMENT. A large, two bedroom first floor maisonette with garage set in this fantastic location just off Stockton Lane and convenient for York city centre, retail parks and the outer ring road. With the benefit of uPVC double glazing, gas central heating and accessed through its own hallway, the bright and airy living accommodation comprises 15' lounge with balcony, dining kitchen, inner hall, two double bedrooms and a three piece bathroom. To the outside is a front lawned area with parking and a separate rear garage as part of a block. An internal viewing of this generously sized property is highly recommended. CASH BUYERS ONLY. THE FREEHOLDER FOR THE LEASE IS ABSENT AND NO ALTERNATIVE AGREEMENT FOR PROPERTY MANAGEMENT IS CURRENTLY IN PLACE..



Description

Entrance Hall

uPVC entrance door, window to side, carpeted stairs to first floor.

Lounge

uPVC double glazed window to front, TV point, power points, radiator, storage cupboard. Carpet. Door on to balcony.

Dining Kitchen

uPVC double glazed window to rear, fitted wall and base units with counter tops, inset stainless steel 1 1/2 bowl sink with mixer tap, built in electric oven and gas hob, space and plumbing for appliances, power points. Vinyl flooring.

Inner Hallway

Carpet. Doors to:

Bedroom 1

uPVC double glazed window to front, fitted wardrobes, power points, radiator, Carpet.

Bedroom 2

uPVC double glazed window to rear, power points, radiator, Carpet.

Bathroom

Opaque uPVC double glazed window to rear, panelled bath with mixer shower head, pedestal wash hand basin, low level WC part tiled walls, radiator. Vinyl flooring.

Outside

Front lawned area, off street parking plus communal areas.

Garage

New up and over door and new fibre glass roof.

Lease/Service Charge to be advised



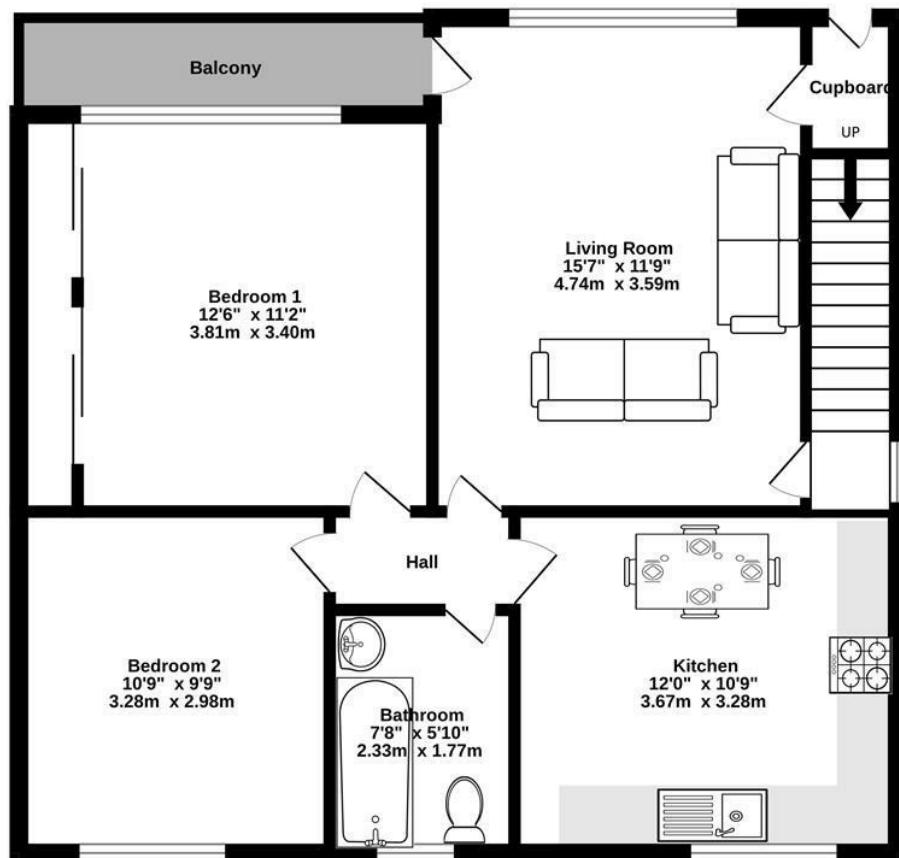
Features

- NO FORWARD CHAIN
- Two Double Bedrooms
- Private Entrance
- Single Garage To Rear
- Located Just Off Stockton Lane
- Upvc Double Glazing & Gas Central Heating
- Council Tax Band B
- EPC C 72
- CASH BUYERS ONLY



FLOOR PLAN

First Floor
687 sq.ft. (63.8 sq.m.) approx.

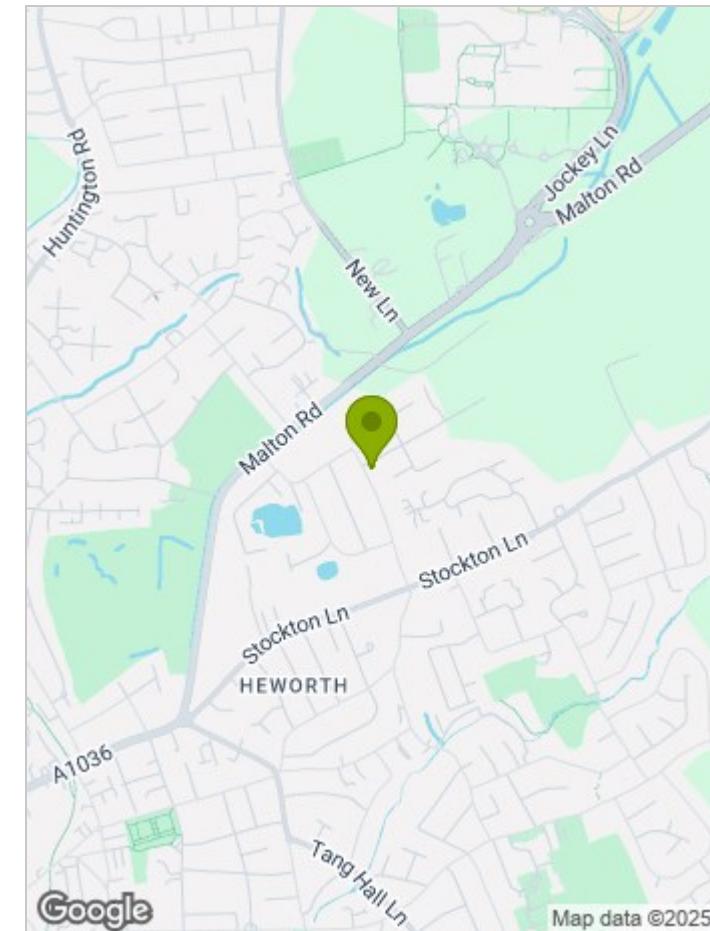


TOTAL FLOOR AREA: 687 sq.ft. (63.8 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, symbols and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(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			

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.