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## 31 Troutbeck , York, YO24 2RE

An aesthetically pleasing two-bedroom semi-detached home located in a popular suburb to the West of York. Situated on a corner plot, this property boasts a deceptively large private garden perfect for enjoying the outdoors.

Upon entering, you are greeted by a stunning reception room that is perfect for relaxing after a long day. The modern kitchen boasts shaker-style cupboards, complemented by stylish worktops and space for appliances. The house features two cosy bedrooms, ideal for a small family or as a guest room and office space.

The property is in immaculate condition throughout, ensuring a hassle-free move-in experience. For added convenience there is a driveway providing parking for two vehicles and a garage benefitting from a new roof and side door. Subject to necessary permissions, this property could be further extended if required.

**Asking Price £264,500**

# 31 Troutbeck

, York, YO24 2RE



- Semi-Detached Home
- Large Rear Garden
- Immaculate Condition
- Driveway & Garage
- Two Bedrooms
- Convenient Location

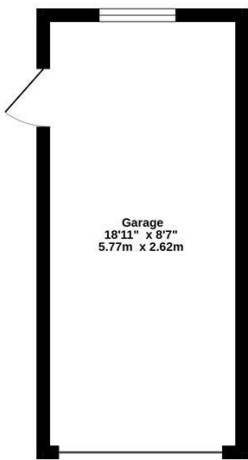


[Directions](#)

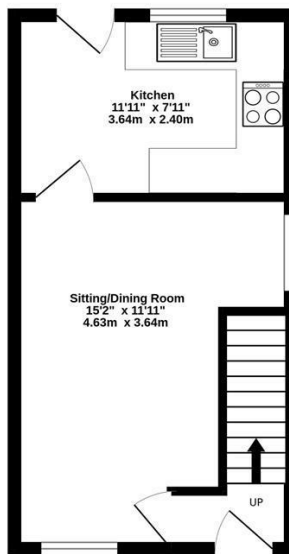


# Floor Plan

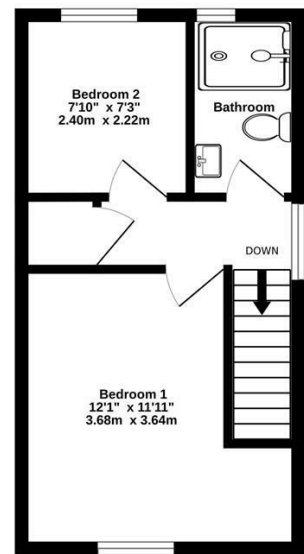
**GARAGE**  
163 sq.ft. (15.1 sq.m.) approx.



**GROUND FLOOR**  
276 sq.ft. (25.6 sq.m.) approx.



**1ST FLOOR**  
276 sq.ft. (25.6 sq.m.) approx.



**TOTAL FLOOR AREA : 714 sq.ft. (66.4 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	