



## 15 Burns Court

Woodthorpe, York, YO24 2XU

Situated in a tranquil and family-friendly neighbourhood, this delightful two-bedroom mid-terrace home is located in the highly sought-after Woodthorpe area, which benefits from a wide range of local amenities including shops, eateries, doctors and Woodthorpe Primary School. Excellent transport links provide easy access into York city centre, while the outer ring road is conveniently positioned for those needing to commute further afield.

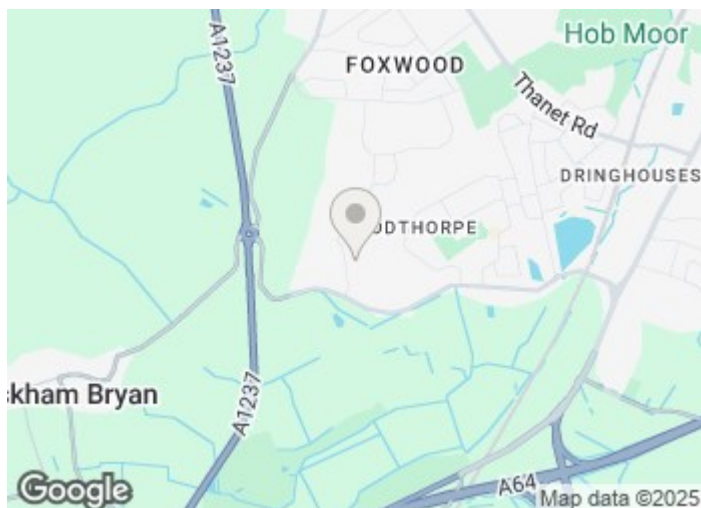
**Asking Price £250,000**

# 15 Burns Court

Woodthorpe, York, YO24 2XU



- Perfect Starter Home or Investment Opportunity
- Convenient for Commuters
- 6% anticipated yield
- Peaceful Suburb to the West of York
- Two Bedrooms
- Garage & Parking
- Enclosed Rear Garden

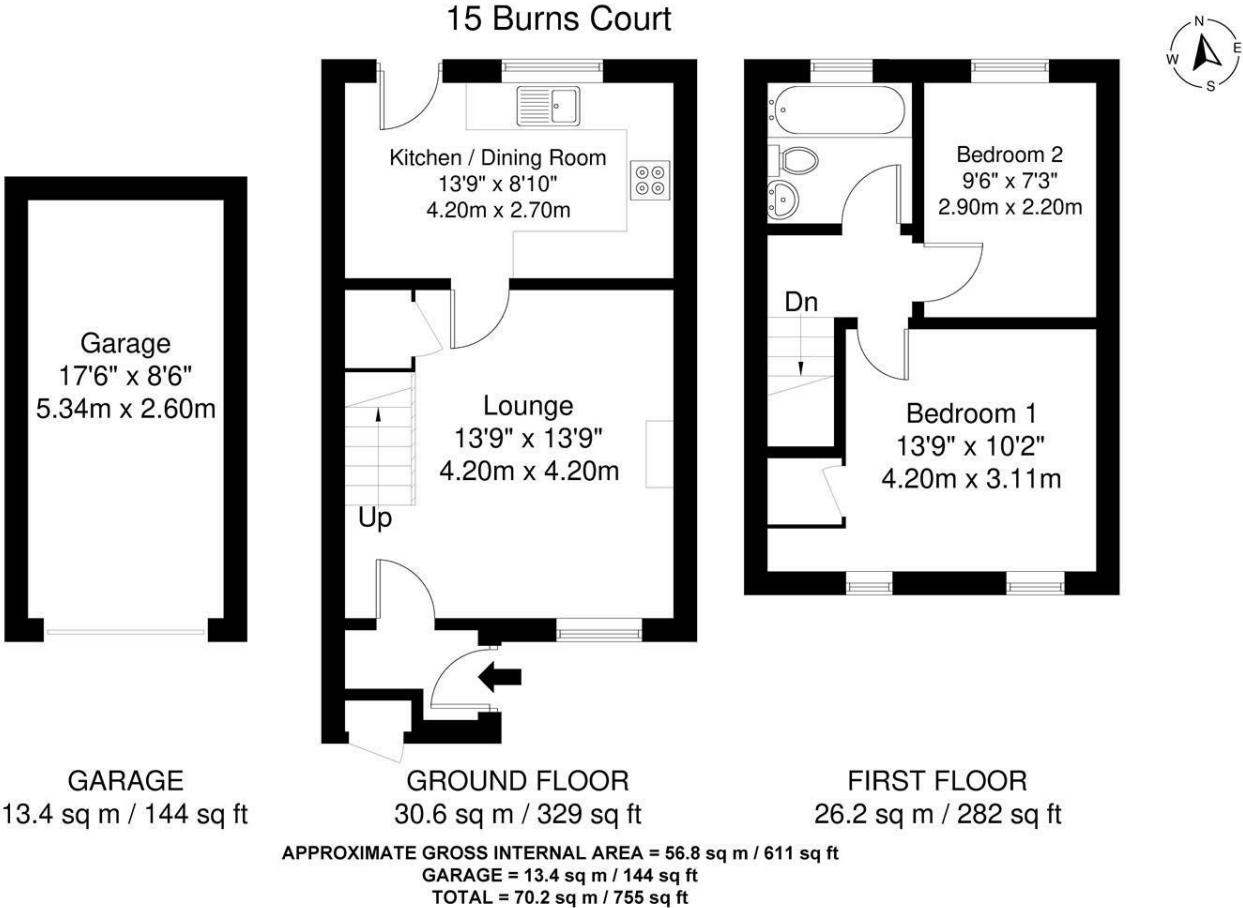


Directions





Floor Plan



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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</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