

5, Thoresby Road,
York, YO24 3EL
£290,000



ABOUT THE PROPERTY

Modernised throughout to a high standard, we are delighted to offer this well presented three bedroom mid terraced property, located in Acomb.

The property briefly comprises of a modern and spacious kitchen, sitting room and utility/WC. To the first floor there are three bedrooms and a shower room.

Externally, to the front of the property there is a block paved driveway providing off road parking. The rear garden is fully enclosed, with a decked seating area immediately beyond the property. A gravel pathway leads through the lawned garden to a fantastic cabin together with power and light. Further more, the garden also has generous sized vegetable patch and a workshop which has great versatility for many uses.

Contact us to arrange a viewing.







Tenure: Freehold
City of York Council
Band: B

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

KITCHEN

4.84 x 2.51 extending to 5.69 (15'10" x 8'2" extending to 18'8")

Front entrance door, window and rear entrance door.
Kitchen fitted with a range of wall and base units comprising of working surfaces, 1 1/2 bowl sink unit, integral dishwasher and oven with 5 ring gas hob and extractor fan over. Cupboard housing gas fired central heating boiler, tiled flooring, stairs to first floor and radiator.

SITTING ROOM

5.78 x 3.63 (18'11" x 11'10")

Window to front and sliding doors to rear.
Wood flooring and radiator.

UTILITY / WC

3.03 x 2.05 (9'11" x 6'8")

Front entrance door and window.
Fitted cupboards, wall and base units with wash hand basin and WC. Tiled floor and radiator.

FIRST FLOOR

LANDING

Window to front and access to loft.

BEDROOM ONE

3.60 x 3.31 (11'9" x 10'10")

Window to rear.
Fitted cupboard and radiator.

BEDROOM TWO

4.37 x 2.51 (14'4" x 8'2")

Window to rear.
Radiator.

BEDROOM THREE

3.59 x 2.02 (11'9" x 6'7")

Window to rear.
Radiator.

SHOWER ROOM

3.00 x 2.17 (9'10" x 7'1")

Window to front.
Suite comprising of a low flush WC, dual wash hand basins and walk in shower.
Fully tiled walls and flooring, radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking. The rear garden is fully enclosed, with a decked seating area immediately beyond the property. A gravel pathway leads through the lawned garden to a fantastic cabin together with power and light. Further more, the garden also has generous sized vegetable patch and a workshop which has great versatility for many uses.

ADDITIONAL INFORMATION

SERVICES

Mains Water, Gas, Electricity and Drainage.
Telephone connection subject to renewal by British Telecom.

APPLIANCES

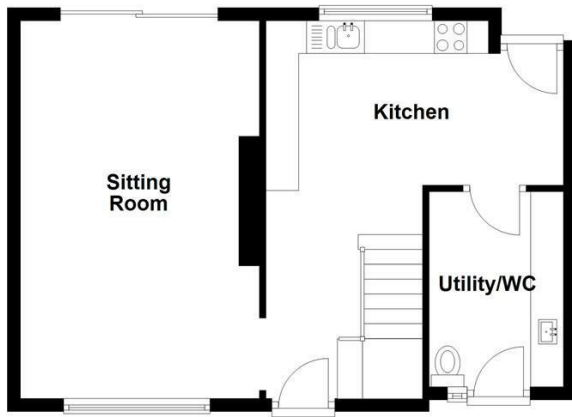
None of the appliances have been tested by the Agents.

TENURE / COUNCIL TAX BANDING

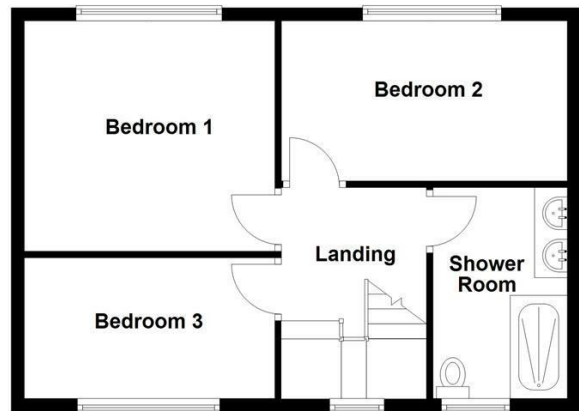
The property is Freehold. City of York Council - Band B.



Ground Floor



First Floor



Total area: approx. 94.9 sq. metres (1021.1 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

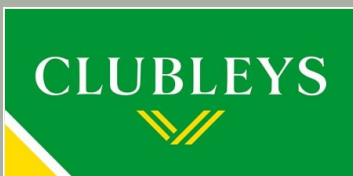
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	75	
(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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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.