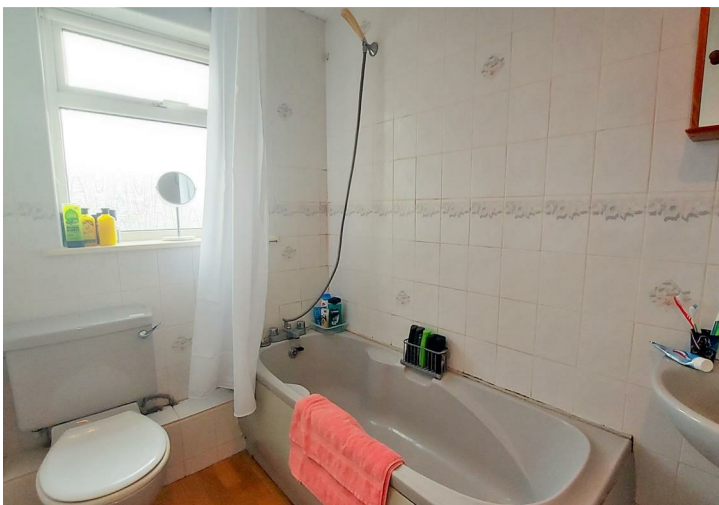




54 Woodlands Grove, York, YO31 1DL

Asking Price £200,000



## 54 Woodlands Grove, York, YO31 1DL

**£200,000**

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.

## 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.

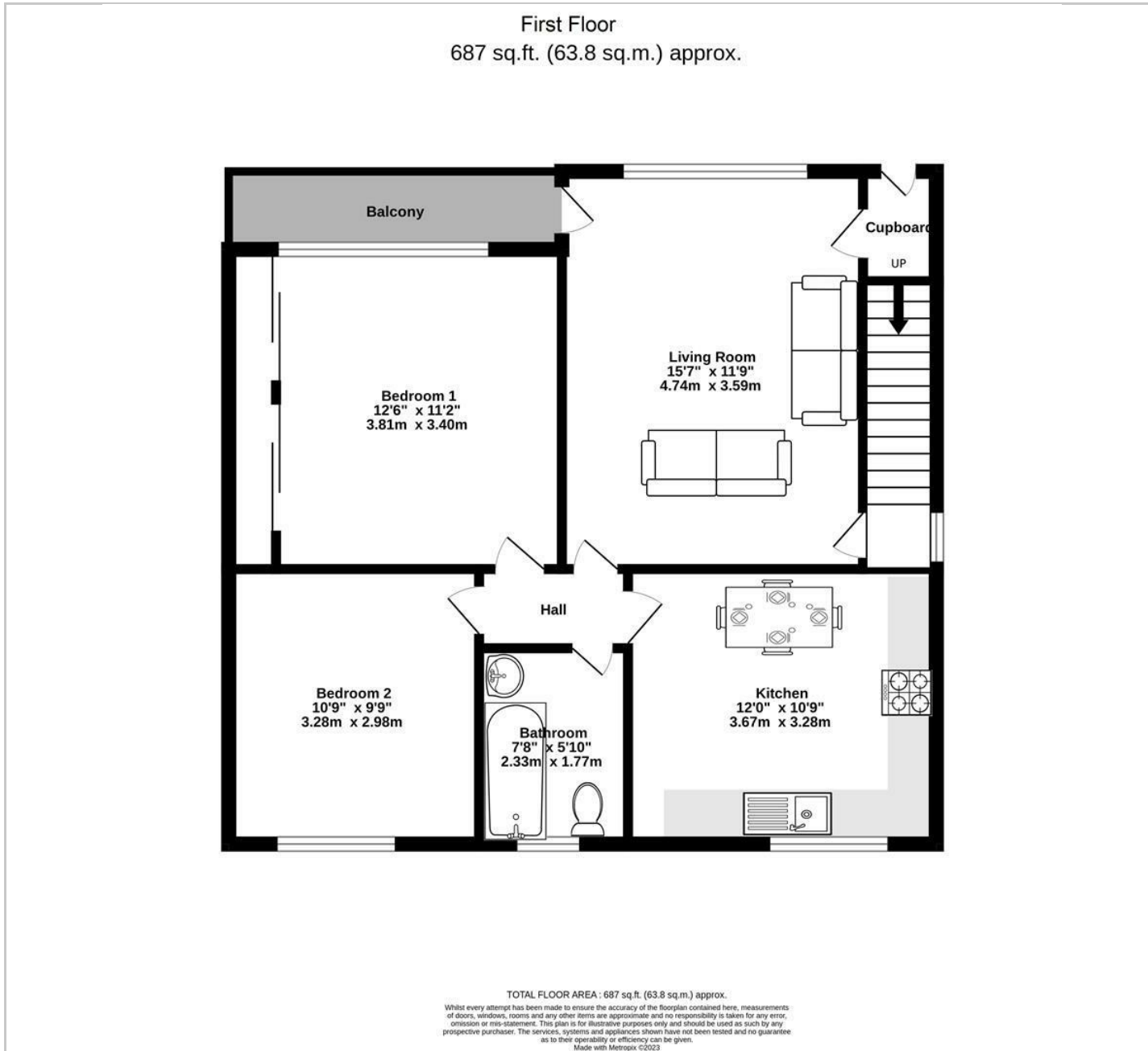
Lease/Service Charge to be advised

## Features

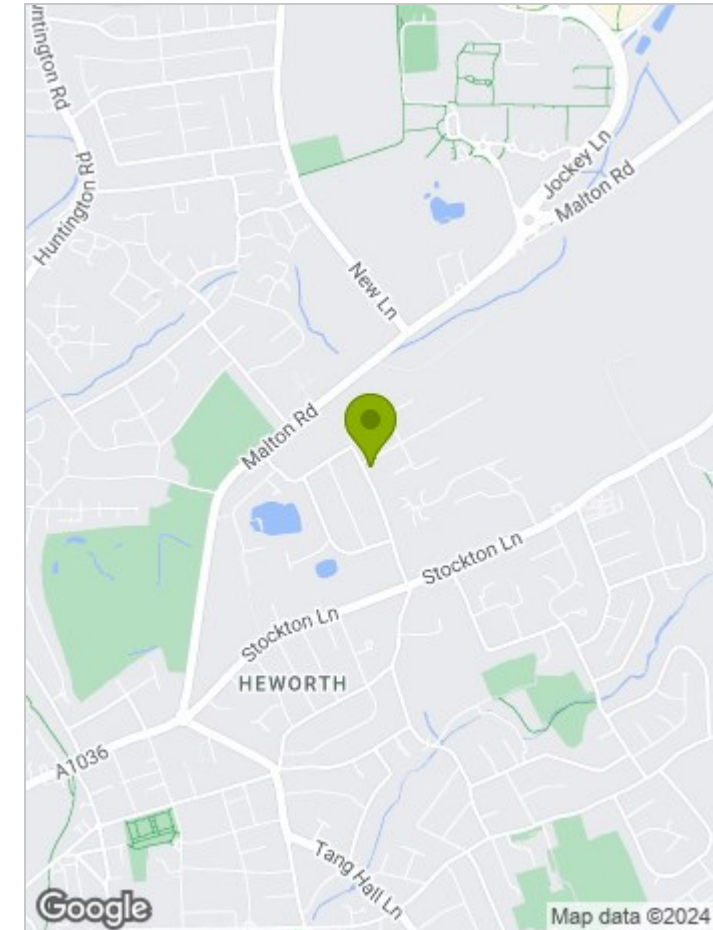
- NO FORWARD CHAIN
- Two Double Bedrooms
- Private Entrance
- Single Garage To Rear
- Located Just Off Stockton Lane
- Upvc Double Glazing & Gas Central Heating
- Council Tax Band B
- EPC C 72



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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