



32 Sirocco Court
York, YO31 8FE
Guide Price £170,000

Located just over a mile from York City Centre and only a short walk to York Hospital, this fantastic one bedroom town house is an ideal opportunity for first time buyers and Investors alike. With NO ONWARD CHAIN the property has spacious living accommodation comprising hall, lounge, kitchen/diner, landing, double bedroom and bathroom/WC. Good sized outside space to both front and rear with and parking. The property offers buyers UPVC double glazing throughout and the potential to renovate to your taste and requirements. Churchills are delighted to offer this property for sale and an internal viewing is highly recommended!

Porch

UPVC entrance door, skirting, UPVC windows to side and rear. Internal wood door leading to;

Lounge

13 x 10 (3.96m x 3.05m)
Lounge. wood vinyl flooring, skirting and dado rail. Carpeted wood-framed staircase giving under stair storage. Power points, electric fireplace, UPVC window to front.

Kitchen

13 x 7 (3.96m x 2.13m)
Internal door leading to kitchen. Vinyl flooring, skirting and part-tile walls. In-built wood units, countertop and in-built sink unit to rear. UPVC window, power points, UPVC door leading to rear garden.

First Floor landing

Carpeted stairway leading to landing with skirting, rear UPVC window, skirting and storage cupboard.

Bathroom

6 x 6 (1.83m x 1.83m)
Internal door leading to vinyl tile effect flooring, tiled walls with bath, sink and toilet. Small UPVC window to rear.





Bedroom

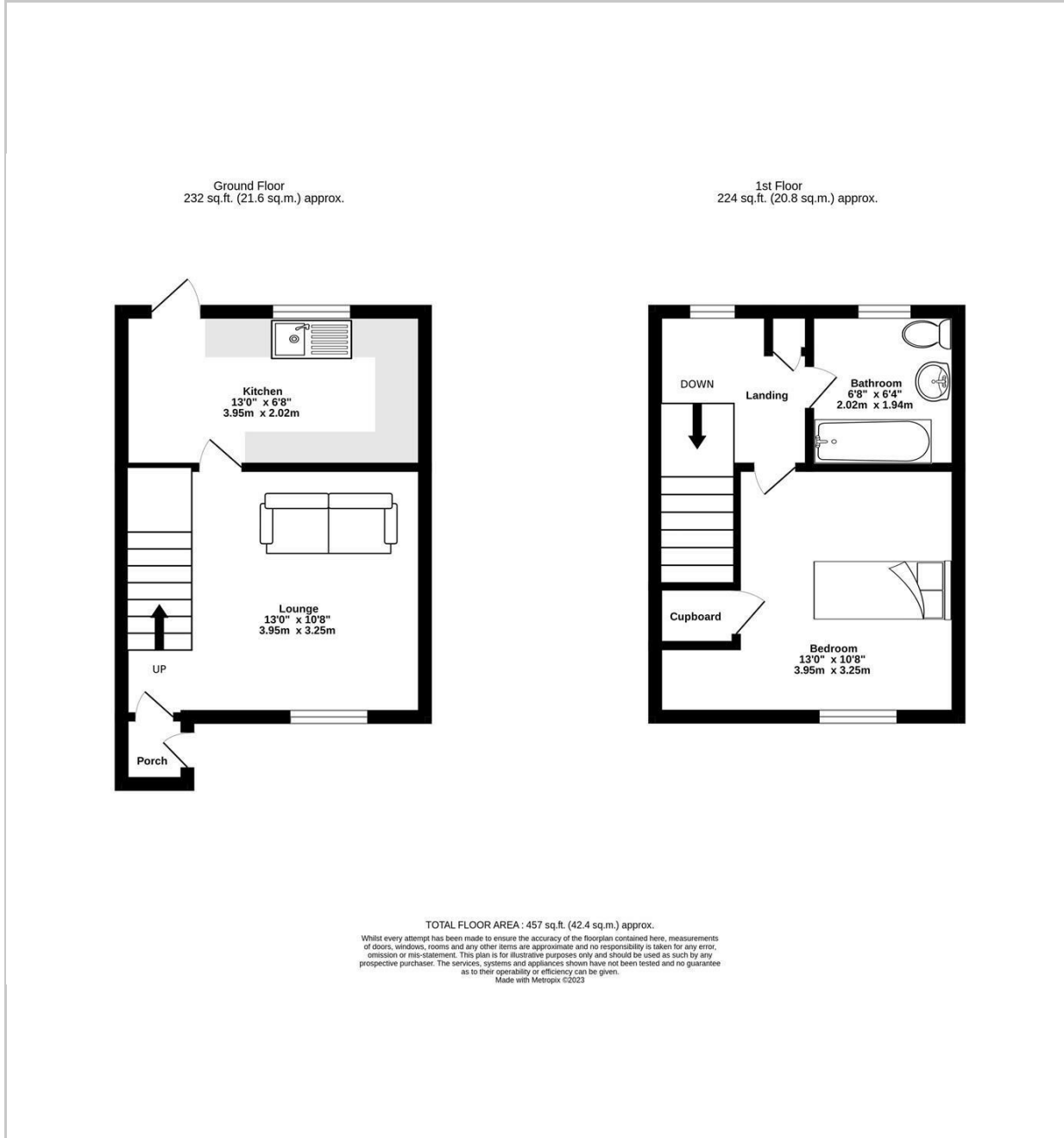
13 x 10 (3.96m x 3.05m)

Internal door leading to bedroom. Carpeted floor, skirting, power points, electric storage heater and dado rails. UPVC window to front, airing cupboard to side with internal storage.

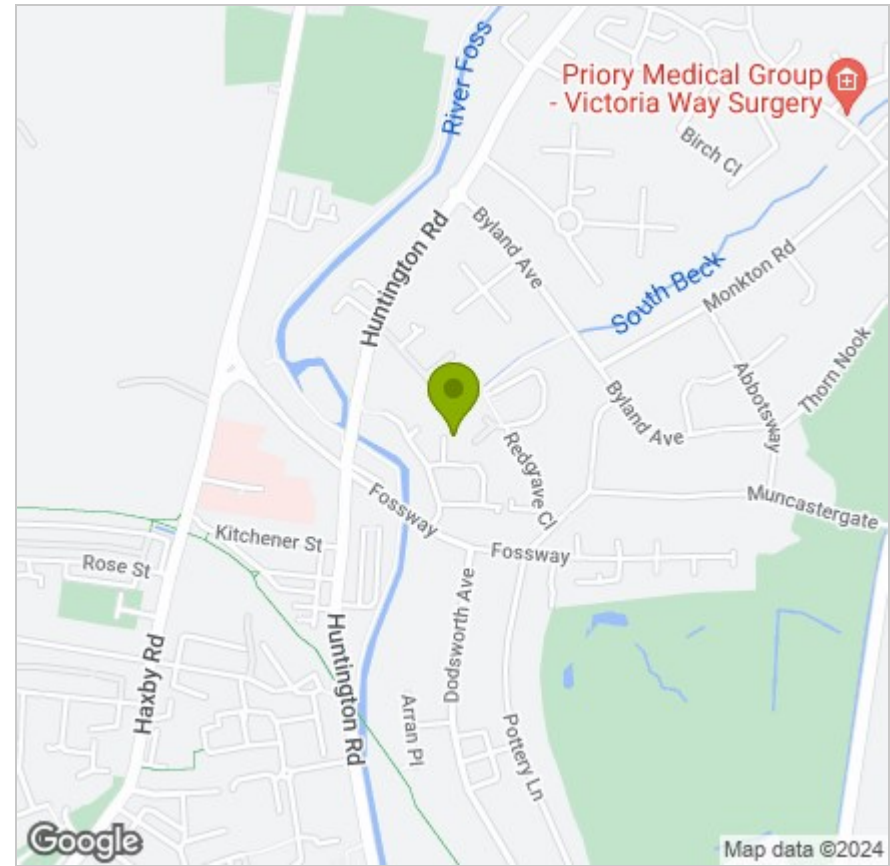
Garden

To rear, part paved with raised pebbled area and shrubbery to rear and side. Paved side access to front of property.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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