



4 Woodford Place
York, YO24 4QR
Guide Price £250,000

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A FABULOUS 2 BEDROOM SEMI DETACHED HOUSE SET IN THIS POPULAR LOCATION CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS INTO YORK CITY CENTRE. The property has been extended and updated to a high standard to provide bright and tastefully presented living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, large living room with French doors to garden, dining kitchen with high quality modern fitted units, dining area with French doors to garden, landing, 2 double sized bedrooms, bathroom with white suite. Front garden with driveway for off street car paring. Private lawned rear garden with large decked patio. An internal viewing is highly recommended.

Entrance Hall

Entrance door, stairs to 1st floor. Doors leading to

Lounge

18'4 x 14'4 (5.59m x 4.37m)

Bright and spacious living room with window to front and sliding patio doors to rear garden, recessed fireplace housing feature cast iron stove.

Dining/Kitchen

18'4 x 13'6 (5.59m x 4.11m)

Extended to provide spacious dining area with patio doors to rear garden. Kitchen area fully fitted with high gloss fronted units incorporating integrated double oven and hob.

Landing

Bedroom 1

15' x 8'11 (4.57m x 2.72m)

Spacious double bedroom with window to front and staircase leading to fully boarded attic with velux window

Bedroom 2

11'8 x 9'3 (3.56m x 2.82m)

Another good sized double bedroom with window to rear.



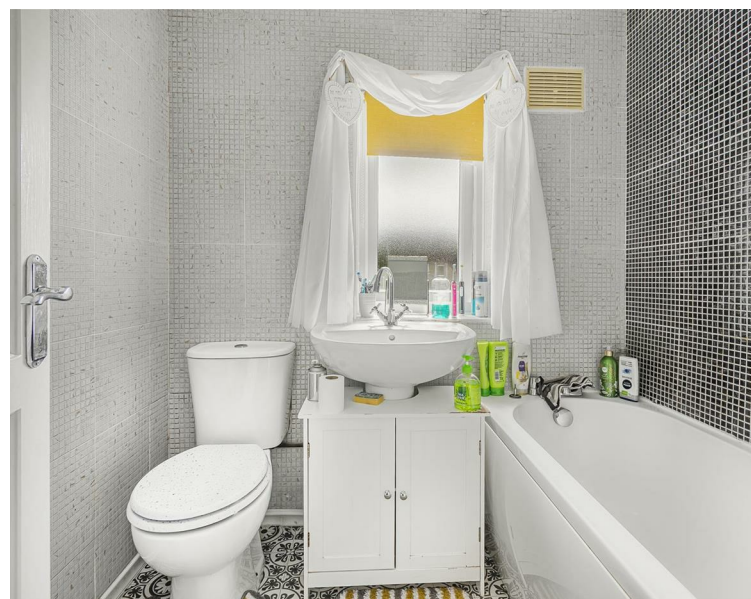


Bathroom

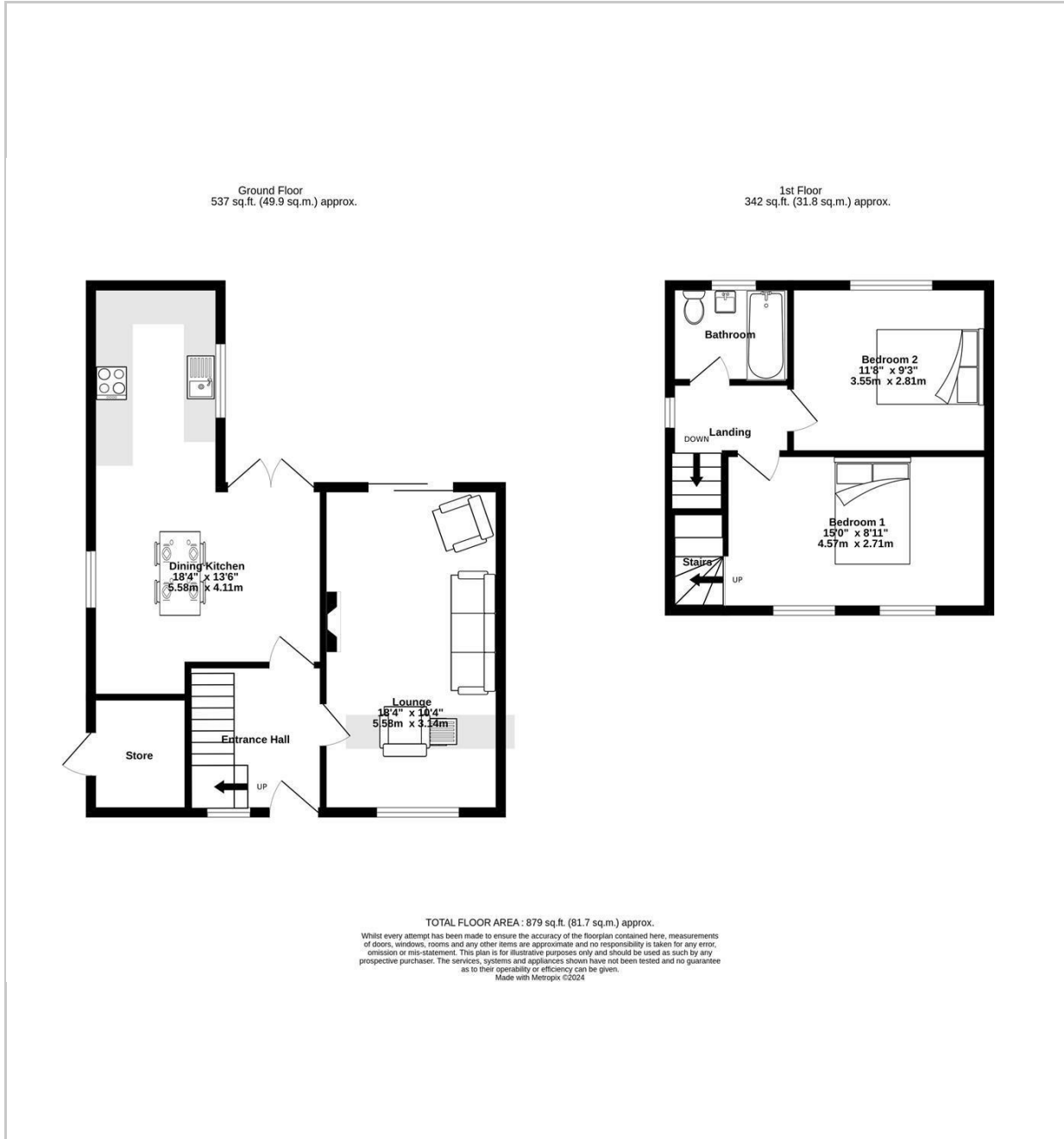
White three piece suite comprising panelled bath, wash hand basin, w.c., window to rear

Outside

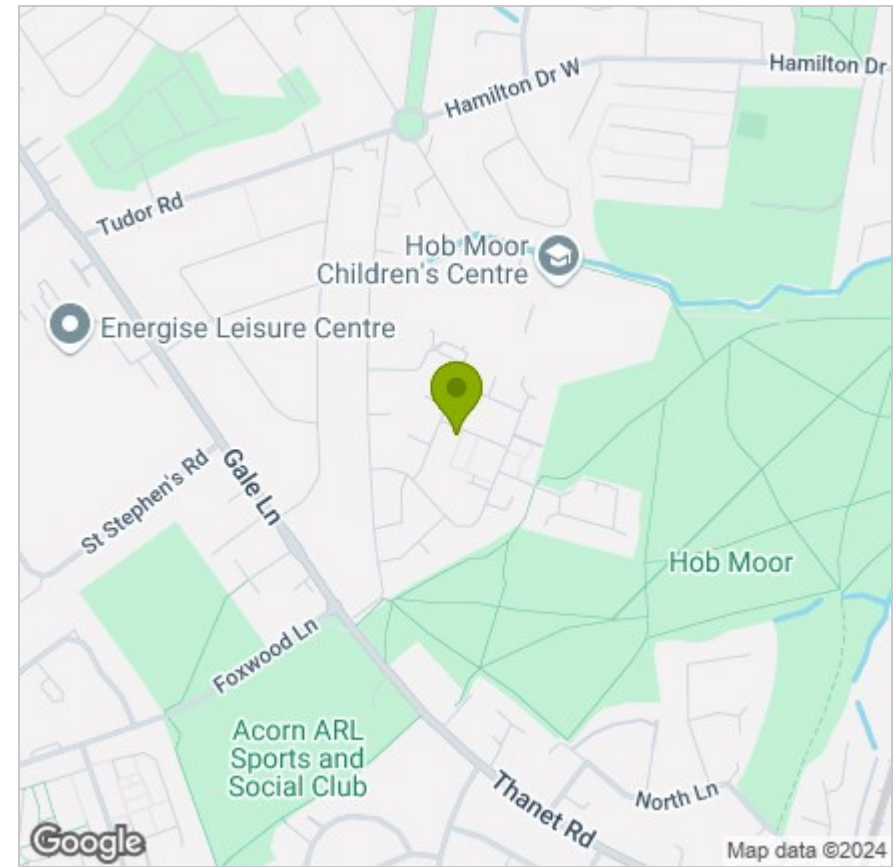
Front garden with lawn and double width driveway. Private lawned rear garden set to lawn with large decked patio area. Large summerhouse/bar (available by separate negotiation)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	60	
(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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