



5 Westwood Terrace
York, YO23 1HJ
Guide Price £325,000

 3  1  2  D

NO FORWARD CHAIN! Churchills are delighted to offer for sale this impressive three bedroom extended semi detached house located in York's popular South Bank area, convenient for the Knavesmire Racecourse, Bishopthorpe Road shopping parade, York city centre and the railway station. The accommodation comprises entrance porch, living room, dining room with French doors onto garden, cloaks/WC, fitted kitchen, first floor landing, three good size bedrooms and a three piece bathroom suite. To the outside is a front forecourt with brick boundary wall and gates leading to an attached garage with up and over door, whilst to the rear is a sunny garden laid to lawn with patio area. An accompanied viewing is highly recommended.

Entrance Porch

Living Room

Dining Room

Cloaks/WC

Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Garage

Rear Garden

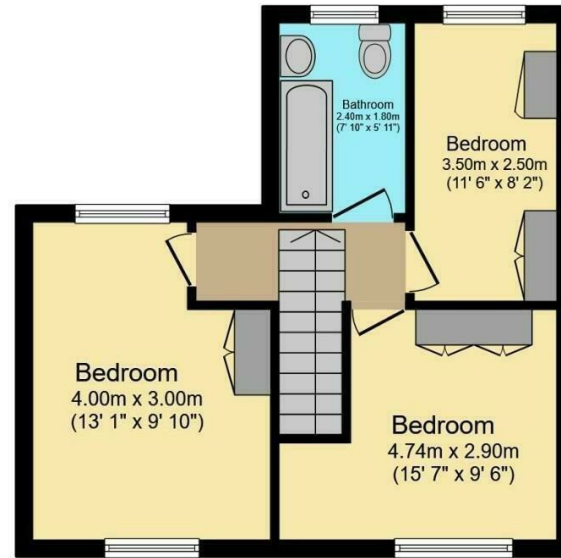




FLOOR PLAN



Ground Floor

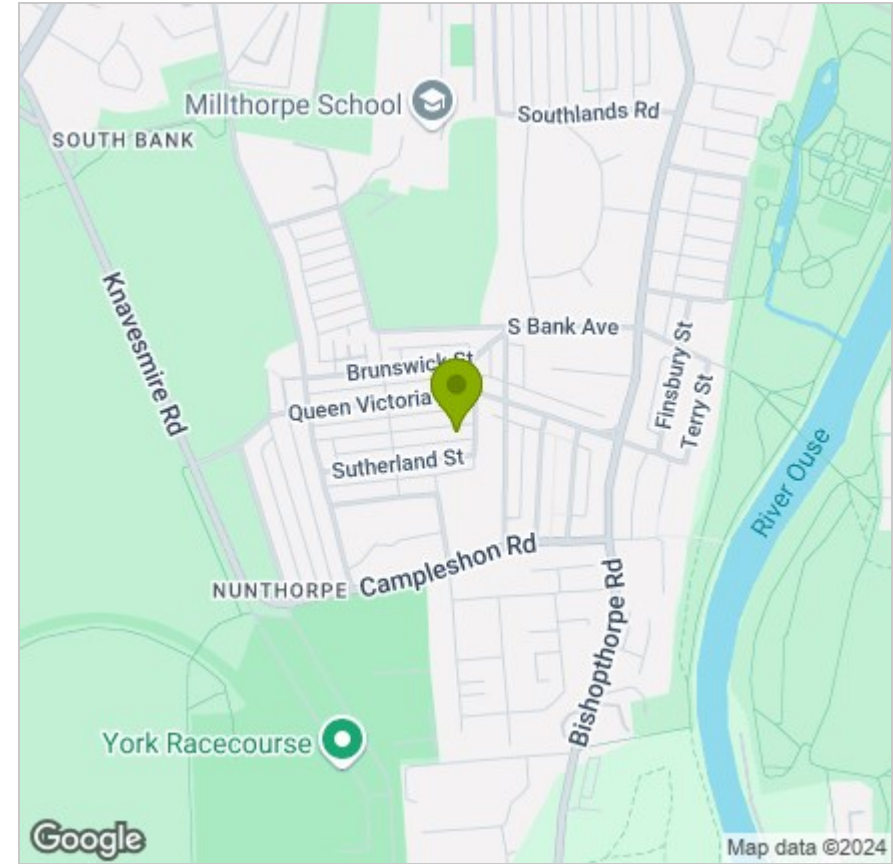


First Floor

Total floor area 78.0 sq.m. (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.