

A LOVELY 2 BEDROOM FORECOURTED TERRACE HOUSE WITH LAWNED REAR GARDEN IN THIS HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE CENTRE OF HEWORTH VILLAGE CLOSE TO POPULAR LOCAL SHOPS AND WITHIN WALKING DISTANCE OF THE CITY CENTRE. The property has the benefit of gas central heating and upvc double glazing and provides bright and tastefully presented living accommodation comprising living room with period style fireplace, spacious dining kitchen with full range of fitted units, first floor landing, two bedrooms and bathroom. To the outside is a front forecourt and a good sized lawned rear garden. An internal viewing is highly recommended.

Lounge

Window to front, period style fireplace, radiator, power points

Dining Kitchen

Window to rear, fitted wall and base units, space for appliances, radiator, power points, door to garden

Landing

Doors to:

Bedroom

Window to front, fitted storage, radiator, power points

Bedroom 2

Window to rear, fitted storage, radiator, power points

Bathroom

Opaque window to front, panelled bath, wash hand basin, WC

Outside

Good size lawned rear garden with patio area and brick shed.



















FLOOR PLAN LOCATION Stockton Ln Malton Rd Ground Floor 346 sq.ft. (32.1 sq.m.) approx. 1st Floor 346 sq.ft. (32.1 sq.m.) approx. Stockton Ln HEWORTH Heworth Rd Burnholme Dr Heworth Village E Parade MILL Melrosegate Tang Hall Primary School Fourth Ave TANG H Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 87 TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx. Whilst every attempt has been made to ensure the ecountry of the foreignt nuceranted larm, measurement of drocks, actions, once and my others men sequences of the contraction of the contraction of mis-statement. This plant is of litter than purpose, only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. (69-80) 68 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales**

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

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