

## **AVAILABLE NOW!**

Situated in a quiet cul-de-sac, this renovated semi detached property is perfect for a working professional, or couple. This lovely neighborhood provides easy access to a host of local amenities while benefitting from many transport links into York City Centre.

This unfurnished property comprises an entrance hall, leading you towards a large lounge and bright kitchen overlooking a rear, private garden. White goods included!

Moving upstairs, you will find a spacious double bedroom and modern bathroom with bath and shower!

EPC C COUNCIL TAX BAND A SORRY NO PETS











## **LOCATION FLOOR PLAN** Thoresby Rd Ground Floor 222 sq.ft. (20.6 sq.m.) approx. 1st Floor 205 sq.ft. (19.0 sq.m.) approx. Foxwood Ln Belly Belly Storage Coople **EPC** (92 plus) A TOTAL FLOOR AREA: 427 sq.ft. (39.7 sq.m.) approx. Whilst every alterings has been made to ensure the ecoustry of the Booplan contrained been, indexidented of doors, individually command using other times are expressed in the property of the Booplan contrained by the Booplan contrained the Booplan contrained the Booplan is for flustrative or onisistion or mis-statement. This plan is for flustrative purposes only and should be used as such by any cospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. (69-80) (55-68) (39-54) (21-38)

FOXWOOD Acorn ARL Sports and Social Club Highmoor Rd Lerecroft Rd Bellhouse Way St. James the Deacon WOODTHORPE Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs 90 71 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 firms employment has the authority to make or give any representation or warranty in respect of the property.