



9 Westwood Terrace
York, YO23 1HJ
£300,000

Offered for sale is this very well presented two bedroom semi-detached family home situated in this quiet residential street in the popular residential location of South Bank close to Bishopthorpe Road's excellent local shopping and transport facilities, easy access to York Railway Station and easy access to the A64.

The well-proportioned accommodation comprises; Entrance Hallway, good size lounge with a feature gas living flame fire, 14'6" breakfast kitchen with a range of fitted units, rear porch, first floor landing, two first floor double bedrooms and three-piece house bathroom. To the outside is a gated front forecourt, side alleyway and to the rear of the property is a low maintenance garden, patio area and wooden shed. Other benefits include UPVC double glazed windows and gas central heating. An accompanied viewing is highly recommended!

Entrance Hall

uPVC entrance door, skirting, radiator, carpeted flooring, stairs to first floor

Lounge

12'11" x 11'7" (3.95m x 3.54m)
uPVC window to front, picture rail, skirting, gas fire, TV and power points, carpeted flooring

Kitchen

14'5" x 8'2" (4.41m x 2.49m)
uPVC window to rear, wall and base units with countertop, stainless steel sink and draining board, gas hob, electric oven, integrated fridge and freezer, extractor, laminate flooring, power points

Porch

uPVC door to side, laminate flooring, understairs cupboard





Bedroom 1

14'5" x 10'2" (4.41m x 3.10m)

Two uPVC windows to front, carpeted flooring, picture rail, power points, radiator, skirting

Bedroom 2

10'11" x 8'5" (3.35m x 2.58m)

uPVC window to rear, carpeted flooring, skirting, power points, radiator

Bathroom

8'2" x 6'0" (2.49m x 1.83m)

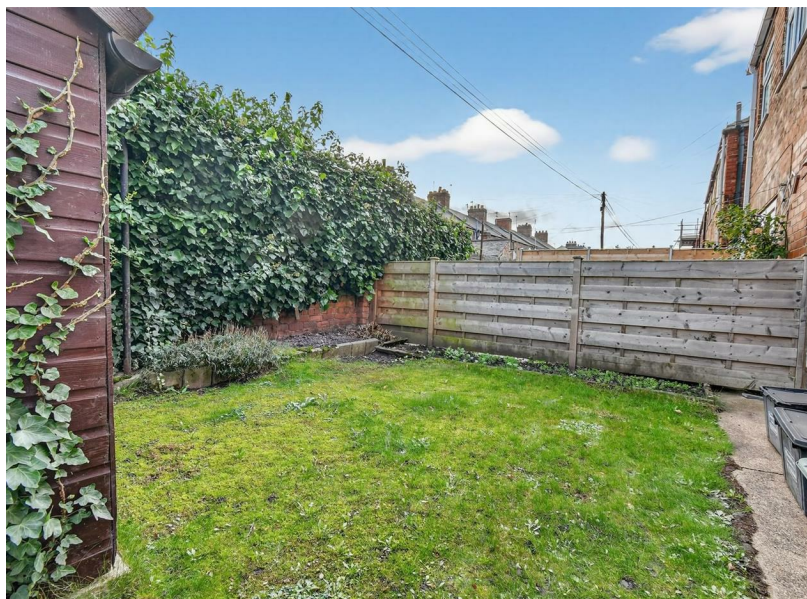
uPVC window to rear, bath with shower over, low level wc, wash hand basin, heated towel rail, laminate flooring

Outside

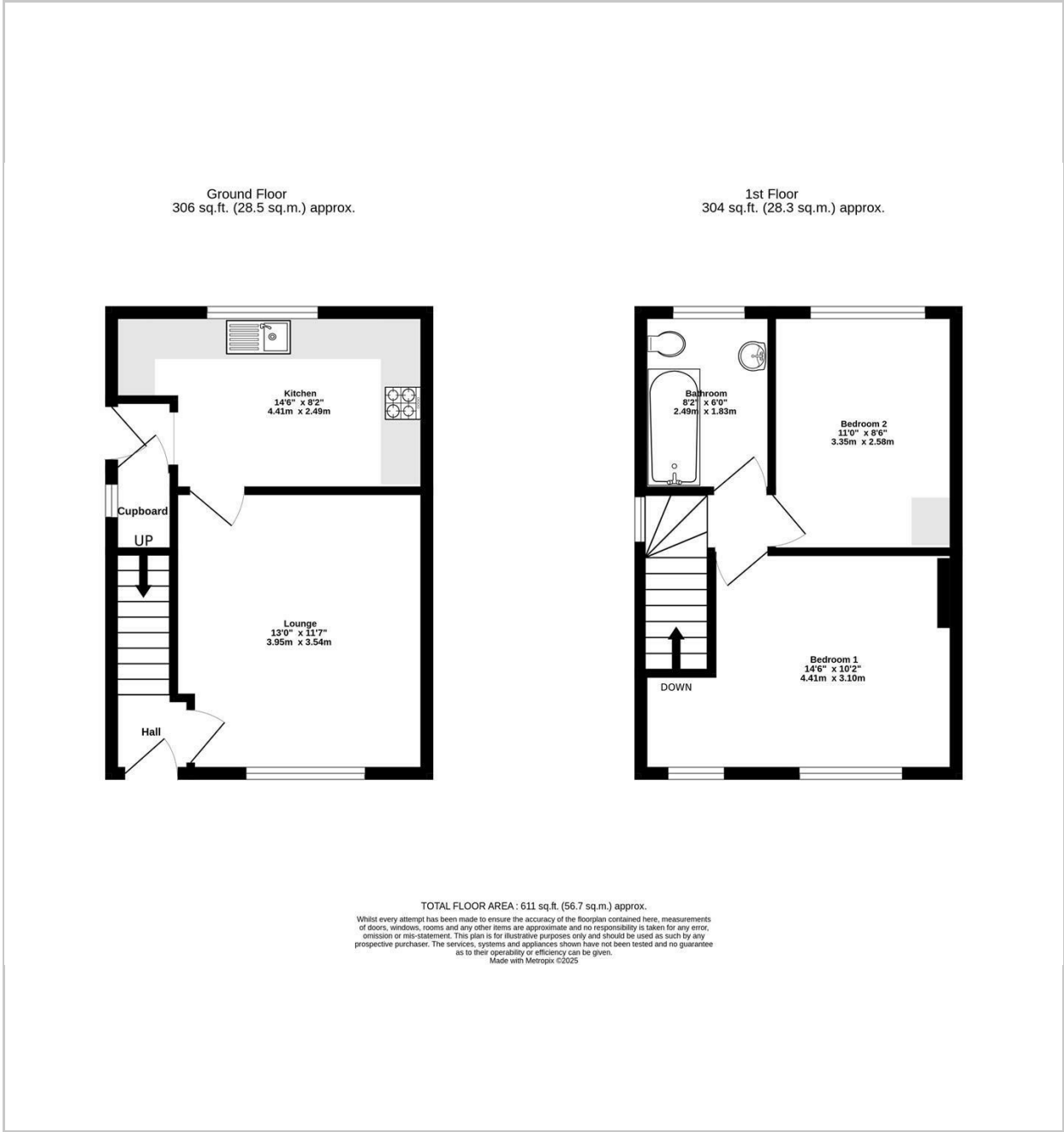
Front walled forecourt with iron gate and planting. Side access, storage, mature shrubbery. To the rear is a lawned and paved area, timber shed, part brick wall and timber fence boundary

Agents Notes

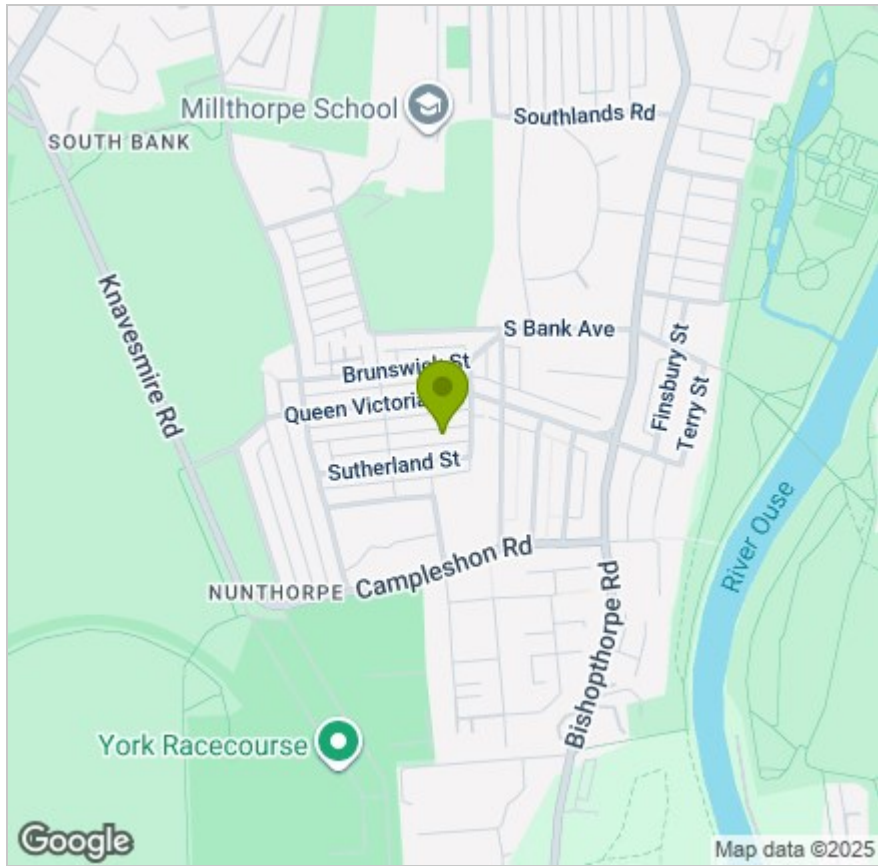
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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