

LANCASTER
SAMMS

4 Burns Court, York

York

£280,000



Offered to the market with the convenience of no forward chain, this two bedroomed semi-detached bungalow is situated in a quiet cul-de-sac in the ever-popular area of Woodthorpe. It has recently been renovated and presents in very good order.

The property briefly comprises of side entrance lobby with kitchen and lounge to the rear elevation, two bedrooms located at the front and a modern bathroom. The newly fitted kitchen has base and wall units with worktops over and stainless steel sink with drainer. Built in appliances include an electric oven, induction hob and fridge freezer, there is also provision for a washing machine. A courtesy door leads onto the driveway. The lounge has feature wall panelling and sliding doors overlooking the rear garden, making it feel light and airy. There are two double bedrooms both served by the newly fitted bathroom including bath, basin and WC.

Externally to the front is a lawned garden with well established shrubs and a generous driveway providing ample off street parking leading to a brick built garage. To the rear is a manageable sized garden with lawn, patio area and fenced boundaries.

The property is fully double glazed and has gas central heating.

In summary, a vacant bungalow offered with the advantage of no onward chain, recently renovated and ready for immediate occupation.

LOCATION

Burns Court forms part of Woodthorpe, which is a popular location approximately 2 miles south of York City Centre. York enjoys a wide array of shops, restaurants, cinemas, theatres, bars and cultural attractions. Both the Tesco Superstore and Askham Bar Park and Ride are close by, as is the A64 making this a popular location for commuters. There is an excellent bus service into the city and back, and for those who enjoy horse racing, York Racecourse is within easy reach. Woodthorpe itself also benefits from local amenities including a doctors' surgery, shops and a Public Houses.

EPC Rating: D

Council Tax Band: C







Burns Court, York, YO24 2XU



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 704 SQ FT / 65.41 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 704 SQ FT / 65.41 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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