Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

250 Thoresby Road

York, YO24 3ER

70% Shared ownership £154,000

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We as Agents are delighted to offer to the market this delightful two bedroom semi-detached home located to the West of York, being on a good bus route and being close to an array of local amenities. The property has the benefit of uPVC double glazing and gas central heating and briefly comprises: entrance hall, dining room, living room with large uPVC window offering plenty of natural light, a kitchen with fitted units completes the ground floor accommodation. Carpeted stairs lead to the first floor galleried landing, a large master bedroom, good size second bedroom and a family bathroom. Externally the property boasts a large lawned rear garden with timber fence boundary, a detached garage with up and over door whilst to the front is off street parking for several vehicles. An early viewing is highly recommended!

The property is offered on a 70/30% shared ownership scheme with City of York council

Entrance Hallway

Living Room
12'2" x 11'11" (3.71m x 3.63m)
uPVC window to rear, carpets, skirting, coving,

Dining Room
9' x 8'11" (2.74m x 2.72m)
uPVC door to rear, skirting, central heating radiator, tiled flooring, double doors leading to living room

Kitchen
8'10" x 8'9" (2.69m x 2.67m)
uPVC windows to front, tiled flooring, wall and base units with counter top, stainless steel sink and drainer, electric hob, electric oven and grill, integrated microwave, storage cupboard, space and plumbing for appliances, power points, skirting

First Floor Landing
Carpeted stairs, uPVC window to front, skirting, power points

Bedroom 1
14'11" x 10'8" (4.55m x 3.25m)
uPVC window to rear, radiator, skirting

Bedroom 2
11'8" x 8'11"
uPVC window to rear, radiator, skirting, laminate floor, power points, storage cupboard, loft access

House Bathroom
uPVC window to side and front, WC, wash hand basin, bath with shower over, linoleum flooring, skirting

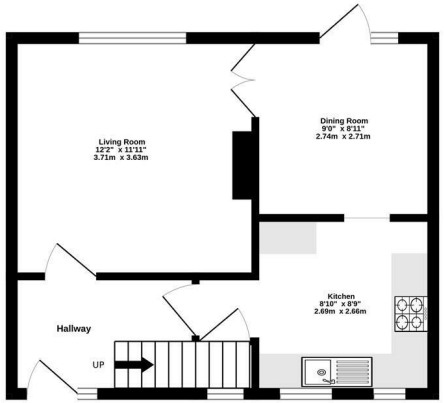
Outside
To the front is a driveway and timber fenced boundary, timber boundary fenced rear garden with lawn, patio, timber shed

Garage
Detached garage

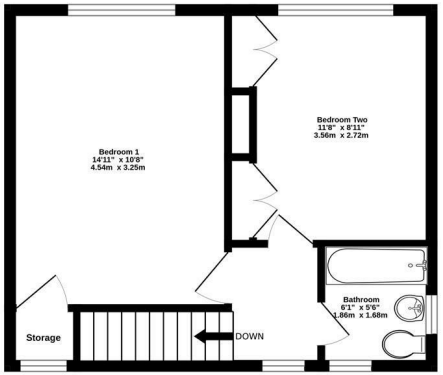
Agents Notes:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN

Ground Floor
371 sq.ft. (34.5 sq.m.) approx.



1st Floor
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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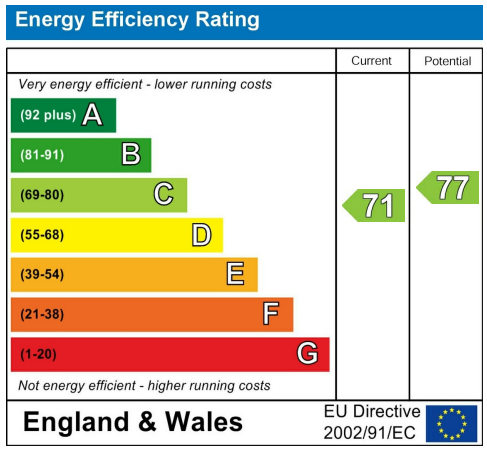
LOCATION

EPC



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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