



13 Ash Close, Heworth

York - £270,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

DB18357

David Beattie, powered by eXp is proud to present this two-bedroom dormer bungalow on a quiet Heworth close.

The property has just been redecorated and recarpeted throughout, so whoever moves in gets a genuinely fresh start. The layout is flexible: main bedroom, bathroom, dining room, lounge and kitchen on the ground floor, with a second bedroom upstairs in the roof space.

Kitchen and bathroom are both in good working order, ready to use from day one, with scope to put your own stamp on either when you're ready.

Outside, a well-proportioned rear garden gives genuine outdoor space without the upkeep of something larger, and the position on a quiet close means no passing traffic, just a settled, established neighbourhood.

Heworth itself needs little introduction, close to local shops, Stockton Lane and the ring road, with the city centre a short run in. Vacant possession, ready to proceed.

In compliance with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers before a sale can proceed. This is carried out via MoveButler at a cost of £30 inc. VAT per person, payable once an offer is agreed.

Quote DB18357 when calling.





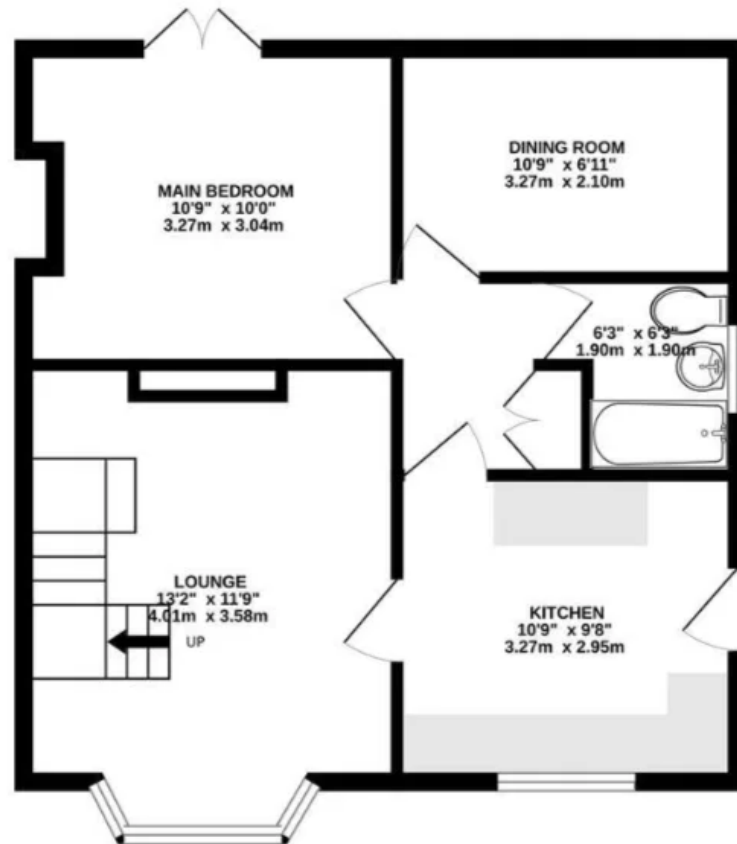




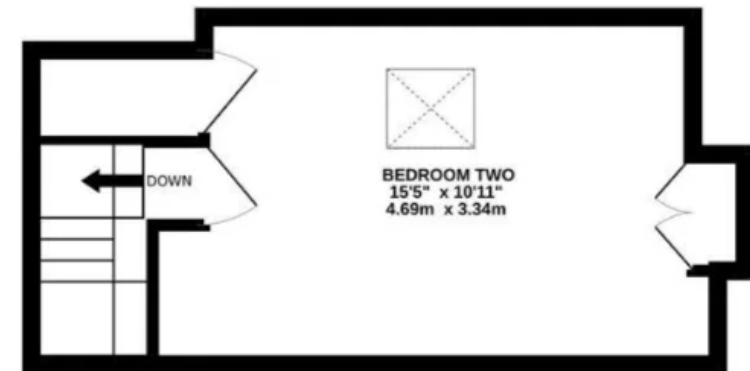
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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