



60 Westwood Terrace
York, YO23 1HL
Guide Price £395,000

An extended and greatly improved three bedroom three storey townhouse in one of South Bank's most popular streets close to sought after schools, excellent amenities and open space. Originally built over three floors and therefore providing versatile and sizeable rooms, the property also benefits from uPVC double glazing, gas central heating and recently upgraded kitchen and bathroom. The bright and spacious living accommodation comprises; entrance vestibule with original tiling, entrance hallway, 13ft lounge, dining room, fitted kitchen, utility room, WC/cloaks, first floor landing, two first floor double bedrooms, three piece house bathroom, second floor double bedroom with large eaves storage. To the outside is a landscaped rear courtyard garden with sitting areas and gate to service alleyway. The property also benefits from front and rear solar panels (reducing electricity costs) and a Hive thermostat. An accompanied of this highly impressive property is strongly recommended.

Entrance Vestibule

Composite entrance door, tiled flooring, glazed panel door to;

Entrance Hallway

Laminate flooring, radiator, carpeted stairs to first floor

Lounge

13'4" x 9'8" (4.06m x 2.95m)
uPVC bay window to front, period fire with surround, carpeted flooring (to note: under the carpet are finished floorboards), TV and power points.

Dining Room

13'1" x 11'2" (3.99m x 3.40m)
uPVC window to rear, understairs cupboard, laminate flooring, double panelled radiator, power points

Kitchen

Built-in wood effect cream Shaker style wall and base units with quartz countertop, sink with mixer tap, column radiator, built-in fridge and freezer, oven and hob, integrated dishwasher, recessed spotlights, window to side, door to courtyard, laminate flooring, power points

Utility

Fitted units with Oak countertop, space and plumbing for appliances, recessed spotlights, power points, glazed door to side, laminate flooring - includes an 'appliance garage' where the cupboards lift up to make it a useable worktop, power point





WC/Cloaks

Low level WC, wash hand basin, opaque window to side, laminate flooring, extractor fan, towel radiator

First Floor Landing

Carpeted flooring, stairs to second floor

Bedroom 1

13'1" x 12' (3.99m x 3.66m)

uPVC window to front, carpeted flooring (to note: under the carpet are finished floorboards), double panelled radiator, power points

Bedroom 2

11'5" x 8'3" (3.48m x 2.51m)

uPVC window to rear, carpeted flooring (to note: under the carpet are finished floorboards), double panelled radiator, power points, large storage cupboard

Bathroom

Opaque window to rear, panelled bath with shower head over, low level WC, wash hand basin, laminate flooring, towel radiator, recessed spotlights, extractor fan

Second Floor Bedroom

12'2" x 11'11" (3.71m x 3.63m)

uPVC window to front, period fireplace, exposed timber floorboards, large eaves storage.. This room is original to the house and not a conversion.

Outside

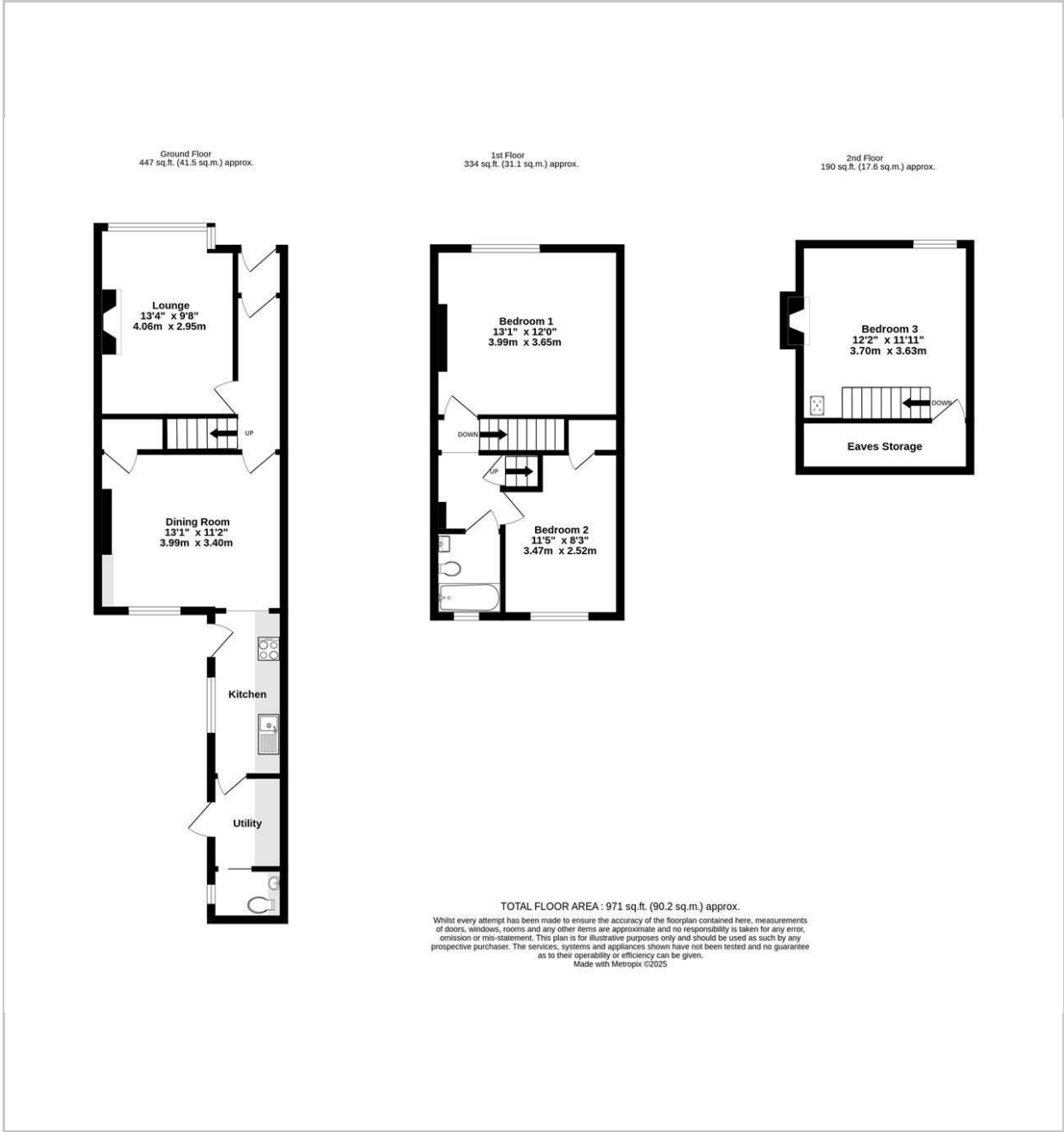
Rear paved courtyard garden with access gate and outside tap

Agents Notes

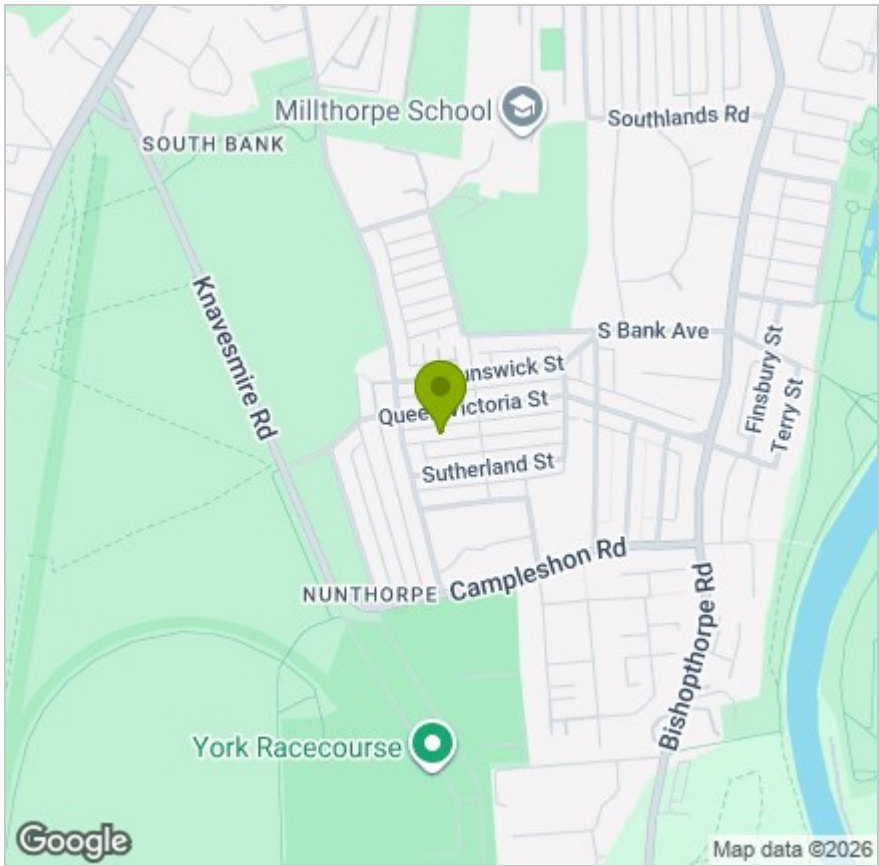
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(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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