

property on behalf of the vendor.

- ## Council Tax Band - B

The second floor plan includes a Living Room (15'2" x 11'11", 4.6m x 3.6m) with a fireplace and a bay window, a Kitchen (11'11" x 7'11", 3.6m x 2.4m) with a sink, stove, and refrigerator, two Bedrooms (7'11" x 6'11", 2.4m x 2.1m and 12'2" x 11'11", 3.7m x 3.6m), and a Bathroom (7'11" x 6'11", 2.4m x 2.1m) with a bathtub, toilet, and sink. A staircase leads up to the second floor.

TOTAL FLOOR AREA: 551 sq ft (51.2 sq m) approx.



Skiddaw, Woodthorpe, York, YO24 2SZ

Skiddaw
Woodthorpe, York
YO24 2SZ

£240,000



A well presented two bedroom semi detached home, positioned within a quiet cul de sac in the highly regarded Woodthorpe area of York and offered for sale with no onward chain and vacant possession. The property is conveniently placed for a range of local amenities, regular bus routes into the city centre and easy access to the outer ring road.

The accommodation opens into an entrance hallway with stairs rising to the first floor. To the front of the property is a bright and inviting living room, enjoying natural light from windows to two elevations, a feature fireplace and a useful understairs storage cupboard. To the rear is a fully fitted kitchen with a range of base and wall units, integrated appliances and space and plumbing for a freestanding washing machine, with a door providing direct access to the rear garden.

To the first floor are two bedrooms, a storage cupboard and a family bathroom fitted with a wash hand basin, WC and a bath with shower over.

Externally, the property benefits from a lawned front garden and a shared driveway leading to off street parking to the rear. The frontage also offers potential to create driveway parking to the front, subject to the necessary permissions. The rear garden is laid to lawn with a patio area and includes a timber garden shed.

