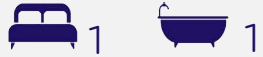




Eaton Court
, York
YO24 3NJ

£180,000



Located in the popular residential area of Foxwood, to the west of York, this one-bedroom end terraced home occupies an enviable corner plot and offers an excellent opportunity for a first-time buyer, investor or someone looking to downsize. This much loved property offers an exciting opportunity for its next owner to personalise and enhance the home to their own taste and requirements. Foxwood is well placed for a range of local amenities, with shops, schools and everyday facilities close by, together with regular bus services and excellent road links providing easy access to York and further afield.

The property is approached via a private driveway providing off-street parking and leads into an entrance porch. The spacious living room is positioned to the front and features two windows, a focal fireplace and stairs rising to the first floor. To the rear is a good-sized kitchen with units and worktop space, a door opening directly onto the walled garden.

Upstairs, the generous double bedroom enjoys a front aspect and benefits from a sizeable built-in storage cupboard. A bathroom with bath and shower attachment, wash hand basin and WC completes the accommodation.

The corner plot provides excellent outside space, with a fully enclosed rear garden with laid lawn, pathways and a side access gate this low-maintenance space has plenty of potential. A useful shed provides additional storage.

Offering a great opportunity to step onto the property ladder and create a home with its own style and personality, this much-loved home is well worth viewing to appreciate its position and potential.





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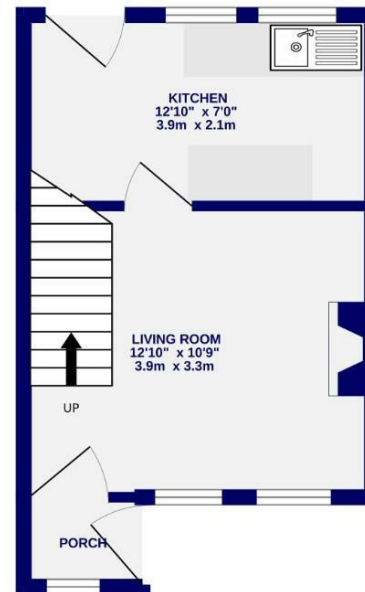
Freehold
Council Tax Band - A

- End Terraced Home
- One Bedroom
- Envious Corner Plot
- Opportunity To Enhance
- Private Garden
- Cul-De-Sac Location
- Off Street Parking
- Great First Time Buyer
- Investment Opportunity
- EPC D

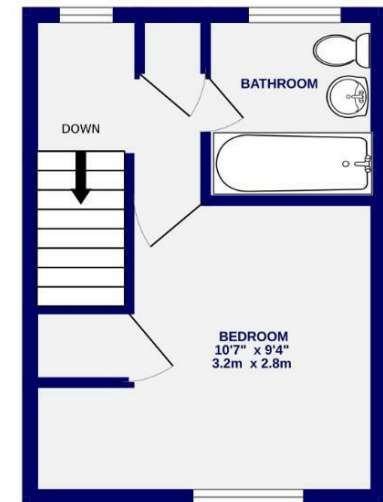
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There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

GROUND FLOOR
237 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storerooms will form part of the overall floor area 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.
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