



Orrin Close
Woodthorpe, York
YO24 2RA

£230,000



Offered with vacant possession and no onward chain, this two bedroom mid terrace home is situated within the popular residential area of Woodthorpe. With gardens to the front and rear, off street parking and scope for modernisation, the property offers an opportunity for buyers to create a home to their own taste.

The location provides convenient access to local shops, amenities and schools, with transport links into York city centre and access to the outer ring road.

The accommodation begins with an entrance hallway leading into a bright living room, where a front facing window allows plenty of natural light and an electric feature fireplace provides a focal point. To the rear, the fitted kitchen offers a range of wall and base units, worktop space and plumbing for a washing machine, together with direct access to the garden.

To the first floor are two double bedrooms, with a built in storage cupboard to the principal bedroom. The bathroom is fitted with a white suite comprising a bath with shower over, WC and wash basin.

Externally, a small lawned garden sits to the front, while the rear garden features a patio, lawn and garden shed. The property has a rear parking space accessed via a shared driveway to the left of 57 Orrin Close.

The property benefits from gas central heating via a combination boiler and double glazing throughout.

Council Tax Band B.



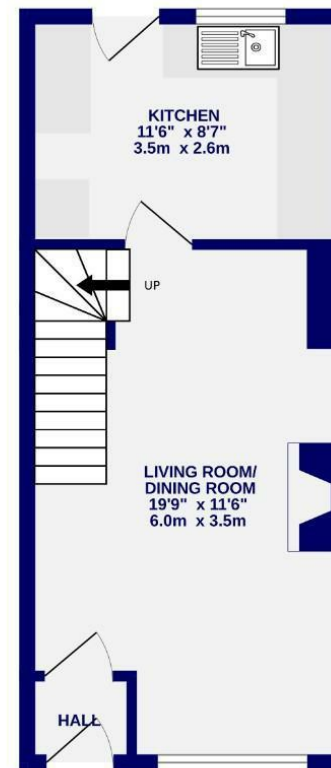


Orrin Close Woodthorpe, York YO24 2RA

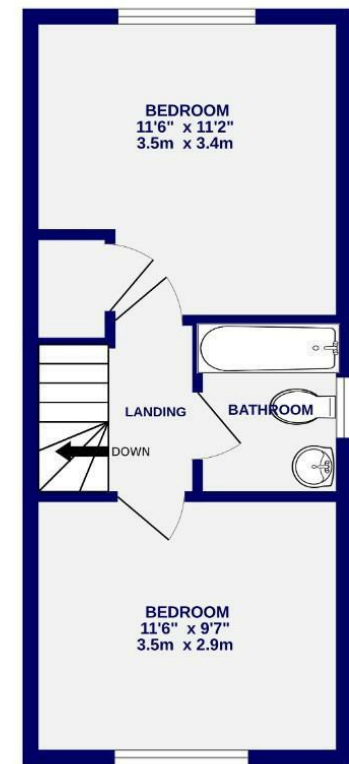
Freehold
Council Tax Band - B

- Modern Terrace House
- No Onward Chain
- South Facing Rear Garden
- Sought After Location
- Two Double Bedrooms
- Ideal Rental Property Or First Time Purchase
- EPC C

GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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. It is included in the plan the garage/staircase 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.
Made with Metropix 62028

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.