



7 Bowling Green Croft, Haxby Road, YO31 8FY

Guide Price £220,000



7 Bowling Green Croft, Haxby Road, York, YO31 8FY

£220,000

Churchills are delighted to present this TWO DOUBLE BEDROOM mid town house set in this sought after small development within easy reach of many local amenities, pretty riverside walks and York Hospital. Benefits include uPVC double glazing, electric heating and only a short walk from the city centre! The property comprises entrance vestibule, 19'6 lounge/dining room, spacious breakfast kitchen with new electric cooker, 2 double size first floor bedrooms and newly fitted bathroom suite. To the front there is an allocated parking space whilst to the rear is a fully enclosed rear garden with lawn and patio areas.

Description

Entrance Hall

Entrance door. Door to;

Lounge/Dining Room

19'6 x 12'

uPVC double glazed window to front, under stairs storage cupboard, stairs to first floor, night storage heater, dado rail, TV point, power points. Door to;

Kitchen

12' x 8'

Full range of modern fitted units comprising single stainless steel sink unit with cupboard below, base units with cupboards and drawers, matching wall units, laminate work surfaces, new built-in electric oven and hob with extractor above, plumbing for automatic washing machine, power points, uPVC double glazed window and double glazed door to rear garden.

Landing

Access to roof space, airing cupboard. Panelled doors to;

Bedroom 1

12' x 11'6

uPVC double glazed window to rear, night storage heater, power points.

Bedroom 2

12'1 x 9'3

uPVC double glazed window to front, night storage heater, power points.

Bathroom/WC

6'5 x 5'9

Newly fitted three piece suite comprising panelled bath with electric shower above and shower screen, pedestal wash hand basin, low level WC, uPVC double glazed window to side, extractor fan, tiling to bath area.

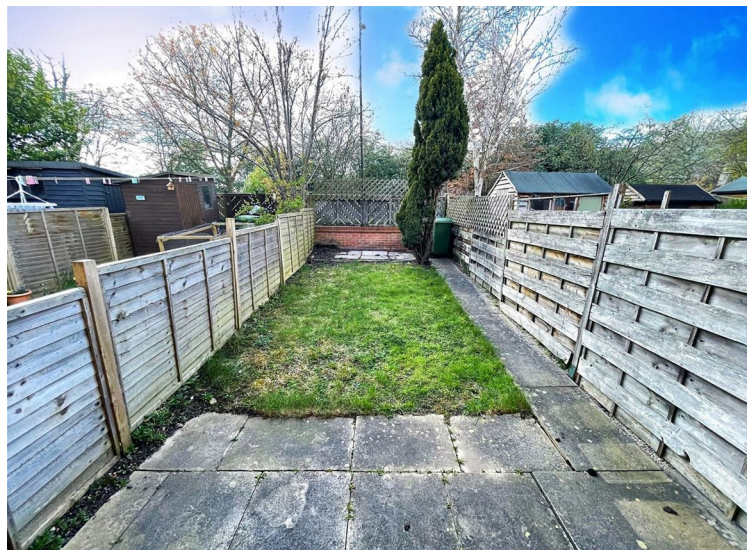
Outside

To the front is an allocated parking space, whilst to the rear is a fully enclosed low maintenance lawned rear garden with patio area.

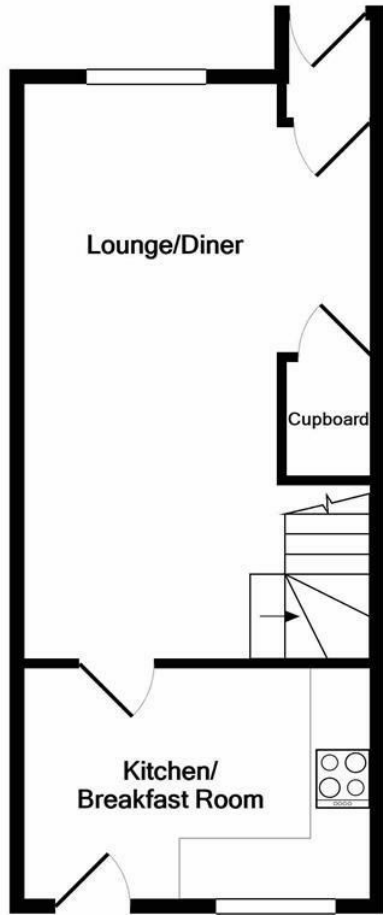


Features

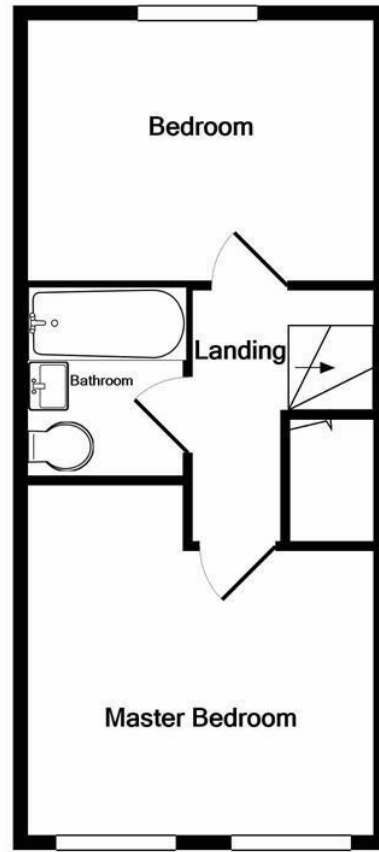
- Two bedroom mid town house
- Spacious breakfast kitchen
- Set on this sought after small development
- uPVC double glazing & electric heating
- Only a short walk form the city centre
- Lounge/dining room
- Allocated parking space
- Fully enclosed rear garden
- Ideal First Time Buy!



FLOOR PLAN



Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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