



125 Westfield Place Off Askham Lane

York, YO24 3HN

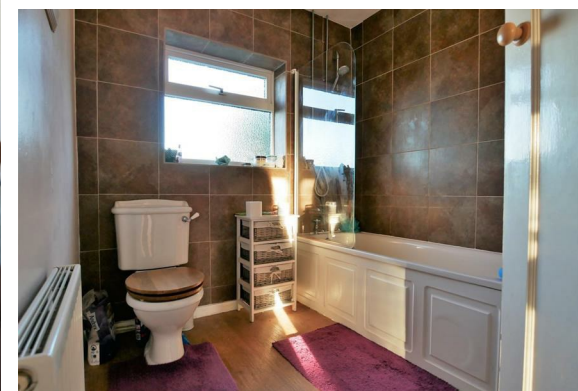
**Guide Price £225,000**

 2  1  2  D

**NO FORWARD CHAIN!** A fabulous two double bedroom mid terrace house located within one of York's most popular residential areas convenient for Acomb's shops, schools and amenities as well as easy access to York's outer ring road. The bright and airy living accommodation also has the added benefit of uPVC double glazing throughout, gas central heating and fully boarded loft with retractable ladder. It fully comprises entrance hallway, lounge with bay window and open fire place, 17' kitchen diner, conservatory opening on to patio, first floor landing, 2 double bedrooms and house bathroom. To the outside is a front lawned garden, side alleyway and an enclosed rear garden with stone patio, good size lawned area plus timber shed and brick store. An internal viewing of this superb property is highly recommended.

### Entrance Hall

Entrance door, carpeted stairs to first floor, double panelled radiator, phone socket. Laminate flooring.



### Lounge

13'9 x 11'2 (4.19m x 3.40m)  
uPVC double glazed bay window to front, double panelled radiator, open fire with surround and tiled hearth, TV points, power points, phone and satellite sockets. Carpet.



### Kitchen Diner

17'7 x 8'1 (5.36m x 2.46m)  
uPVC double glazed window to rear, uPVC French doors onto conservatory, wall and base units, stainless steel sink and drainer with mixer tap, space for appliances, plumbing for washing machine and slimline dishwasher, double panelled radiator, power points.



### Conservatory

8'6 x 14'8 (2.59m x 4.47m)  
uPVC double glazing, French doors on to patio, wall mounted electric heater, TV point, power points. Laminate flooring.





## First Floor Landing

Carpet.

## Bedroom 1

14'8 x 10'8 (4.47m x 3.25m)

uPVC double glazed windows including bay window to front, double panelled radiator, power points, storage cupboard, access to fully boarded loft. Timber floorboards.

## Bedroom 2

11'2 x 10'5 (3.40m x 3.18m)

uPVC double glazed window to rear, double panelled radiator, power points. Timber floorboards.

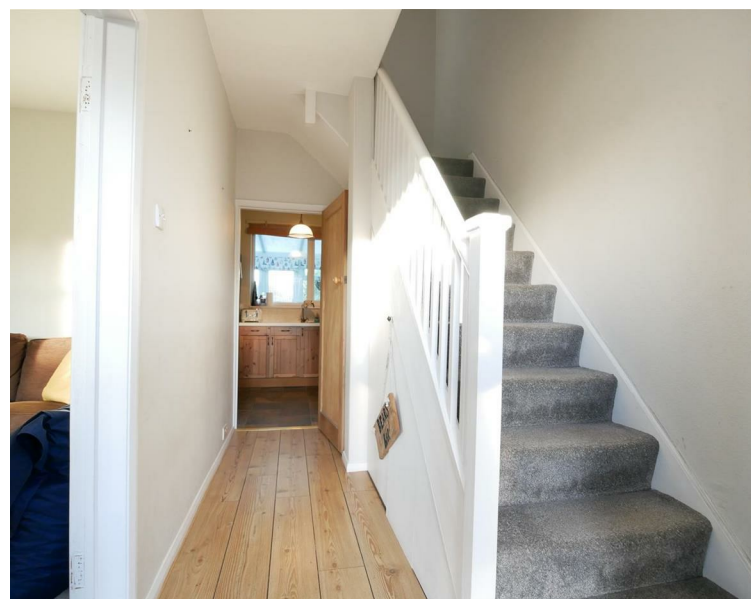
## Bathroom

8' x 7' (2.44m x 2.13m)

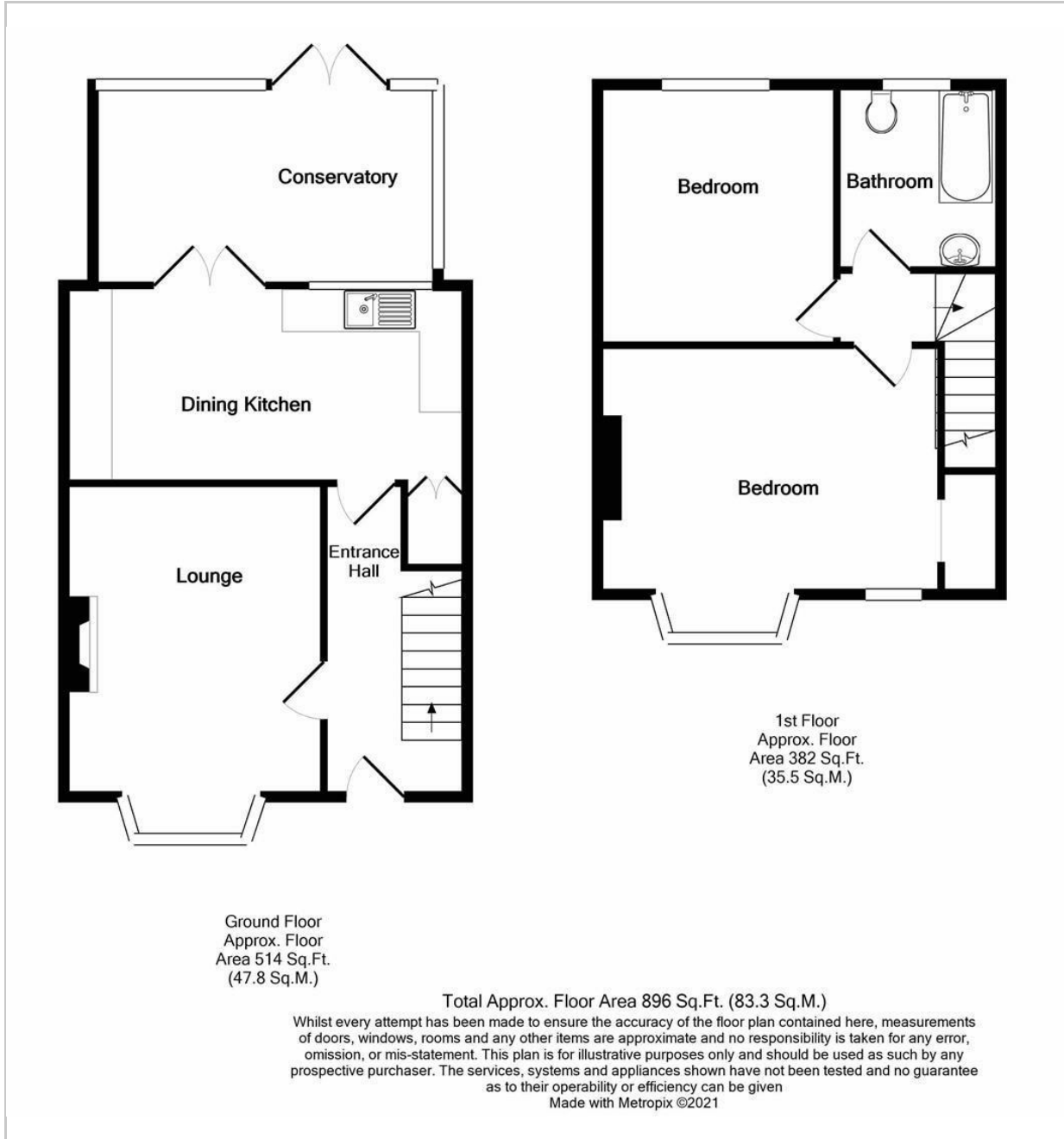
uPVC opaque double glazed window to rear, panelled bath with mains shower over, pedestal wash hand basin, low level WC, double panelled radiator, tiled walls. Vinyl flooring.

## Outside

Front lawned garden with hedge boundary, side alleyway leading to the enclosed rear garden with patio, lawned area, brick store, timber shed and outside tap.



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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