

58 Westwood Terrace

York, YO23 1HL

Guide Price £325,000

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NO ONWARD CHAIN - AN ORIGINAL THREE STOREY, THREE BEDROOM MID TERRACE HOUSE - Churchills are delighted to offer to the market this well cared for family home, situated within the highly sought after South Bank area of York close to Bishopthorpe Road's excellent local shopping and transport facilities, only a short distance to York Railway Station and within easy access to the A64 and Leeds. With potential to expand and enhance further and already benefitting from uPVC double glazing the bright and spacious living accommodation comprises: entrance vestibule, entrance hallway, lounge with bay window, 13' dining room, fitted kitchen, ground floor three piece shower room, two first floor bedrooms, additional three-piece shower room and a further double bedroom to the second floor with large eaves storage. To the outside is an enclosed courtyard garden with storage and a gate giving access to the service alleyway. An internal viewing of this property is highly recommended to appreciate what is on offer!

Entrance Vesituble
Entrance door, carpet. Glazed panelled door to:

Entrance Hallway
Carpeted stairs to first floor. Vinyl flooring.

Lounge
uPVC bay window to front, wall mounted electric heater, power points. Vinyl flooring.

Dining Room
uPVC window to rear, under stairs storage cupboard, fitted storage, wall mounted electric heater, power points. Vinyl flooring.

Kitchen
uPVC window to side, door to courtyard. Fitted wall and base units, one and a half stainless steel sink and draining board, space and plumbing for appliances, power points. Luxury vinyl tiling.



















Shower Room
Opaque window to rear, walk-in shower cubicle, wash hand basin, low level WC, extractor fan, electric towel rail/radiator. Vinyl flooring.

First Floor Landing
Carpet. Doors to:

Bedroom 1
uPVC window to front, wall mounted electric heater, power points. Carpet.

Bedroom 3
uPVC window to rear, fitted wardrobes, wall mounted electric heater, power points. Carpet.

Shower Room
uPVC window to rear, shower cubicle, wash hand basin, low level WC, part tiled walls. Vinyl flooring.

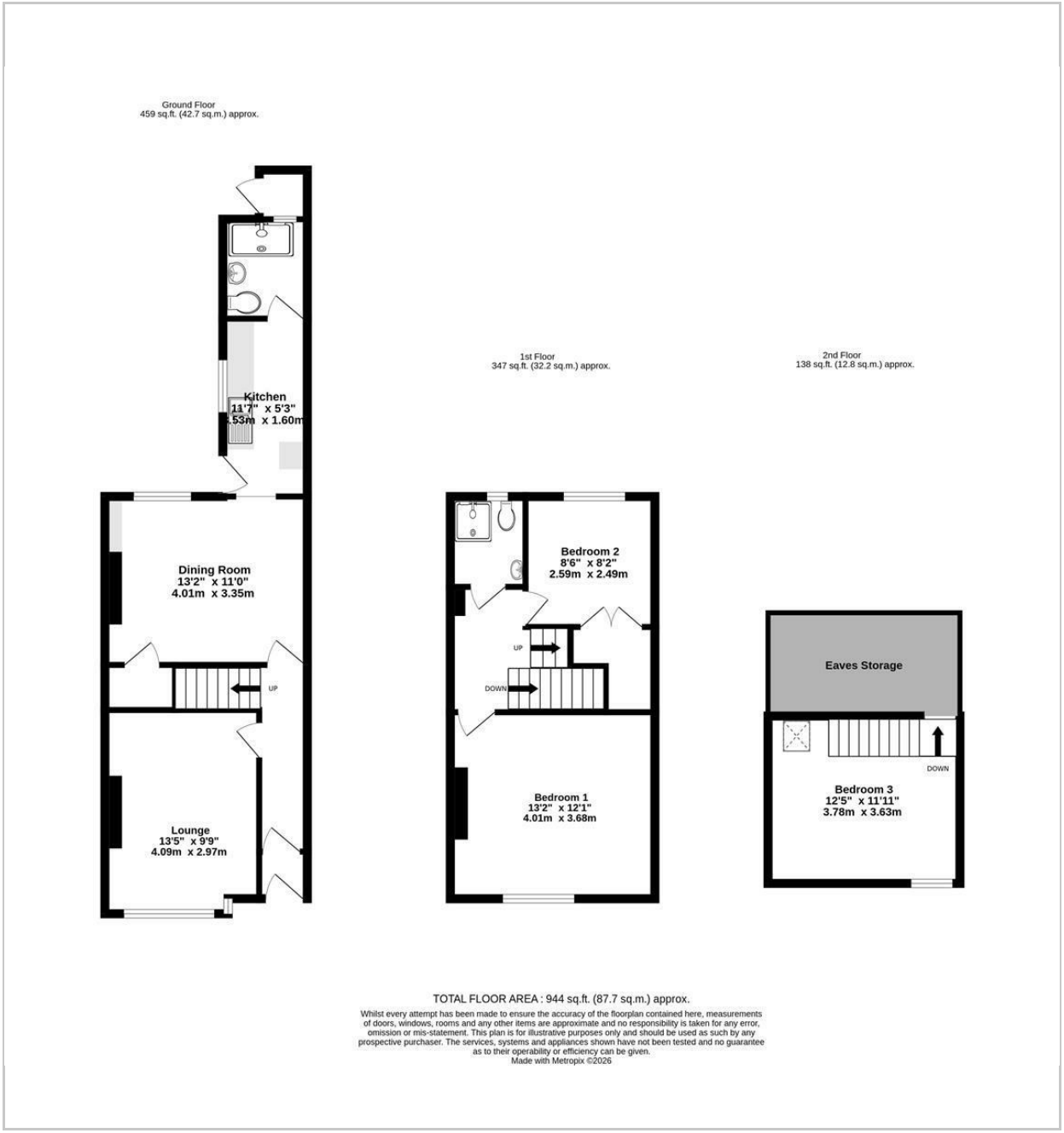
Second Floor

Bedroom 3
uPVC window to front, wall mounted electric heater, large eaves storage, power points. Carpet.

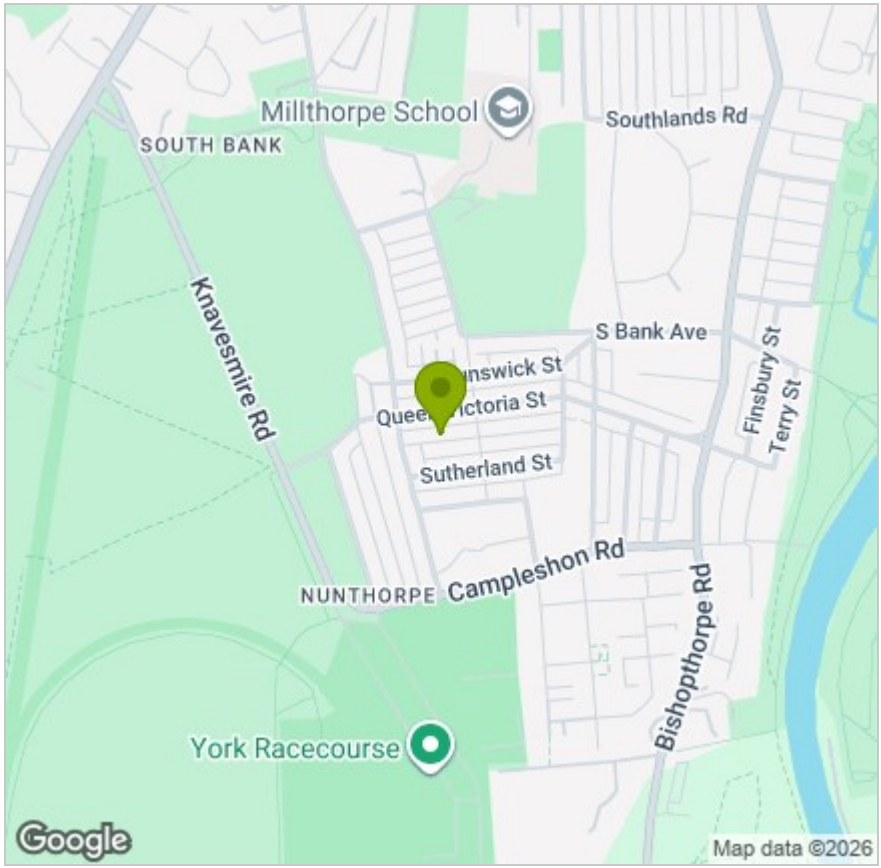
Outside
Rear courtyard with brick wall boundary, store and gate to service alleyway.

Agents Notes:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

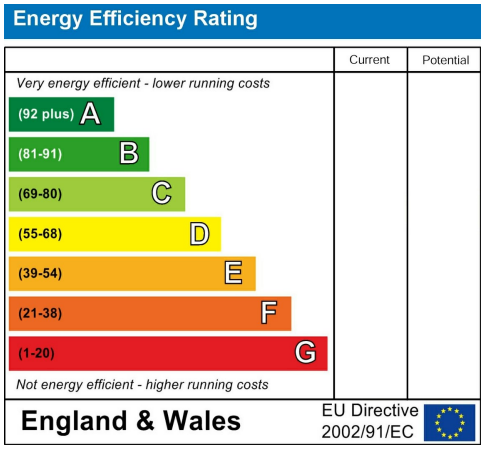
FLOOR PLAN



LOCATION



EPC



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