



**DAYSFOOT COURT, HESLINGTON
ROAD, YORK, YO10 5BP**

£250,000

**2 BEDROOM TERRACED HOUSE
EPC Rating: C**

**LINLEY &
SIMPSON**

A wonderful two bedroom mid-terrace property offering well-proportioned living accommodation inside the home and the outdoor advantages of a delightful front garden and off street parking to the rear. Placed in a small development tucked away off Heslington Road, the house has excellent access into the city centre and many additional amenities close by. There are also simple routes heading towards the railway station and out of the city towards the A64.

The internal accommodation begins with an entrance hallway with access to a useful understairs storage cupboard. The main living space is a generous lounge/diner with ample space for a small dining table. There is also access to a rear hall which leads to the off street parking space behind the house. The ground floor is then completed with a fitted kitchen with a range of wall and base units. The first floor begins with a landing area with a further storage cupboard housing a hot water tank. The impressive primary bedroom is placed to the front of the property and there is a smaller second bedroom to the rear. The accommodation is completed with a three piece bathroom with a shower over the bath. There are also the benefits of gas central heating and double glazing throughout.

Outside the home is a mainly paved landscaped front garden with various planted beds. To the rear is off street parking for one car and an additional raised area which enjoys the afternoon sun.

The property is connected to a mains gas supply, a main electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard, superfast and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.

Entrance Hall

Entrance door, stairs leading to first floor and understairs storage cupboard.

Lounge/Diner

15'10" x 12' (4.83m x 3.66m) Window to rear elevation, feature fireplace, radiator and door leading to rear hall.

Rear Hall

Door to rear elevation and windows to side elevations.

Kitchen

11'3" x 5'11" (3.43m x 1.8m) Wall and base units, work surfaces, sink, space for washing machine, window to front elevation and radiator.

First Floor Landing

Loft access and storage cupboard housing hot water tank.

Bedroom 1

12'10" x 12' (3.9m x 3.66m) Windows to front elevation and radiator.

Bedroom 2

11'1" x 7'2" (3.38m x 2.18m) Window to rear elevation and radiator.

Bathroom

Three piece suite with bath with shower over, sink, W.C., window to rear elevation and radiator.

Exterior

Paved garden to front with planted beds, off street parking to rear and additional raised area.

Material Information

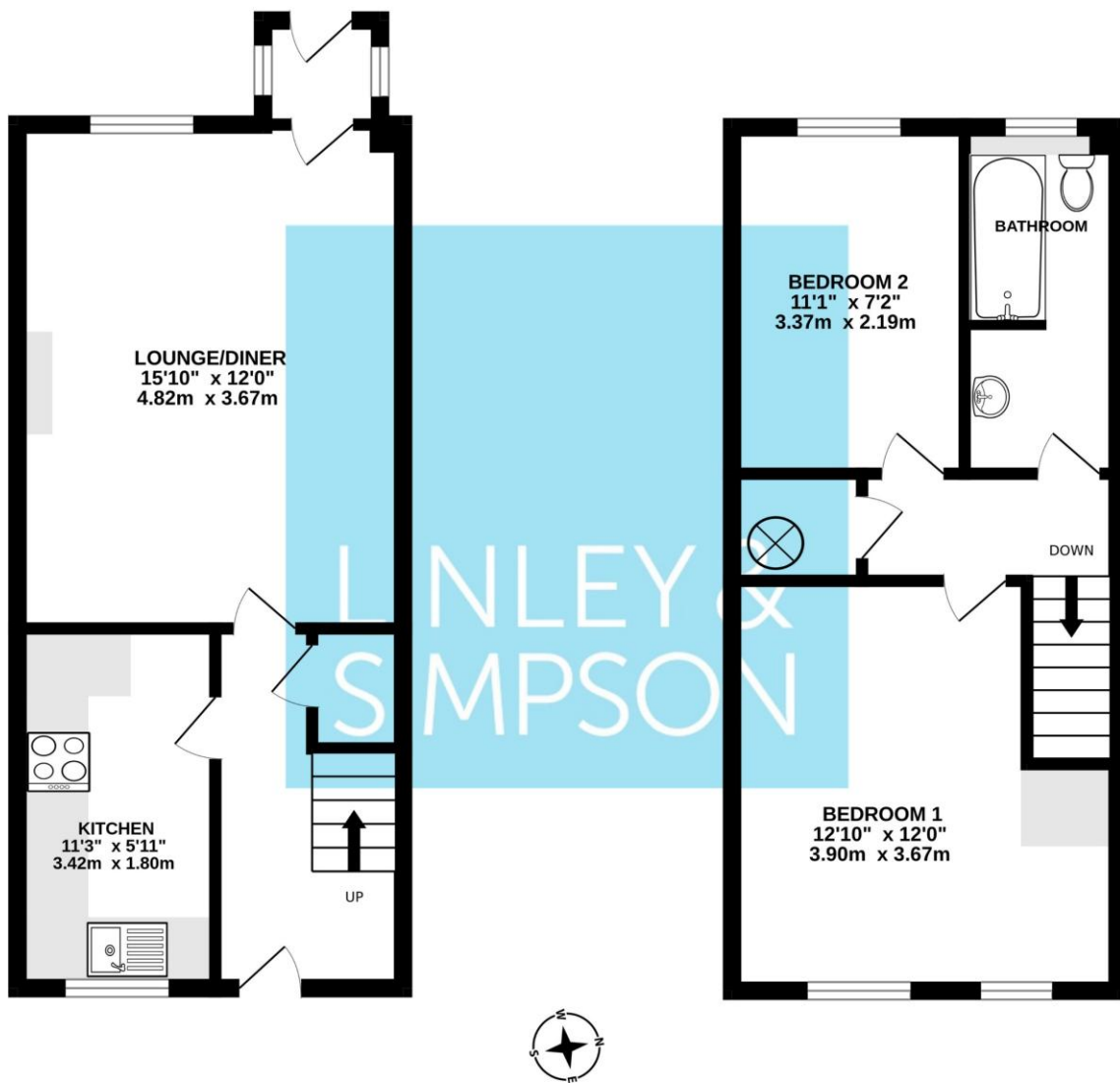
Freehold.
Council tax band B.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.