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LINLEY & SIMPSON







VINCENT WAY, YORK, YO24 3HZ

£250,000

2 BEDROOM END OF TERRACE HOUSE
EPC Rating: D

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- **Generous End-Terrace Property**
- **Two Impressive Double Bedrooms**
- **Well-Proportioned Lounge**
- **Modern Fitted Breakfast Kitchen**
- **Rear Hallway with Garden Access**
- **Contemporary Three Piece Shower Room**
- **Spacious Lawned Rear Garden**
- **Ample Off Street Parking Area**
- **Gas Central Heating and Double Glazing**
- **Well-Presented Throughout**

This generous and well-presented end-terrace property features spacious internal accommodation including a generous lounge, a hugely impressive modern fitted kitchen, two double bedrooms and a contemporary three piece shower room. Outside the home are the added advantages of a spacious lawned rear garden and ample off street parking to the front, for up to three cars. Placed in a cul-de-sac to the west of the city, the property has good links with the city centre and many additional amenities close by. There is also easy access onto the outer ring road and beyond.

The impressive home is entered through a well-proportioned hallway. The hall then leads into the wonderful lounge with a stylish modern electric fire, a place for an inset TV and alcoves featuring shelving with spot lighting. The ground floor continues with the fabulous fitted breakfast kitchen. Offering a range of tasteful wall and base units, a breakfast bar and built-in appliances including an oven, hob, fridge, freezer and a slimline dishwasher. The whole room is bathed in light from windows to both the front and rear elevations and lit with further spotlighting. The ground floor is completed with a rear hallway with access to the garden and useful understairs storage space. The first floor then begins with a landing area and a storage cupboard housing the central heating boiler. There are the two good size double bedrooms and the accommodation is completed with the three piece shower room with a large shower enclosure and a heated towel rail. There are also the advantages of gas central heating, double glazing throughout and the property is council tax band B.

Outside the home is the generous, west facing lawned rear garden. Ideal for the afternoon sun there is a paved space next to the house and a useful wooden storage shed. To the front, the large paved area offers a healthy amount of off street parking space.

The freehold 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.

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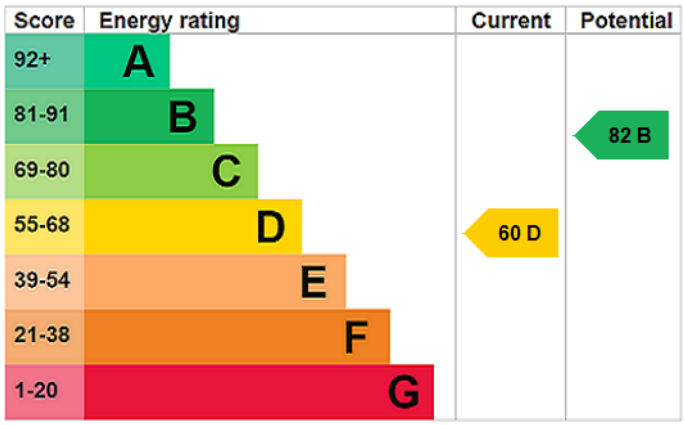






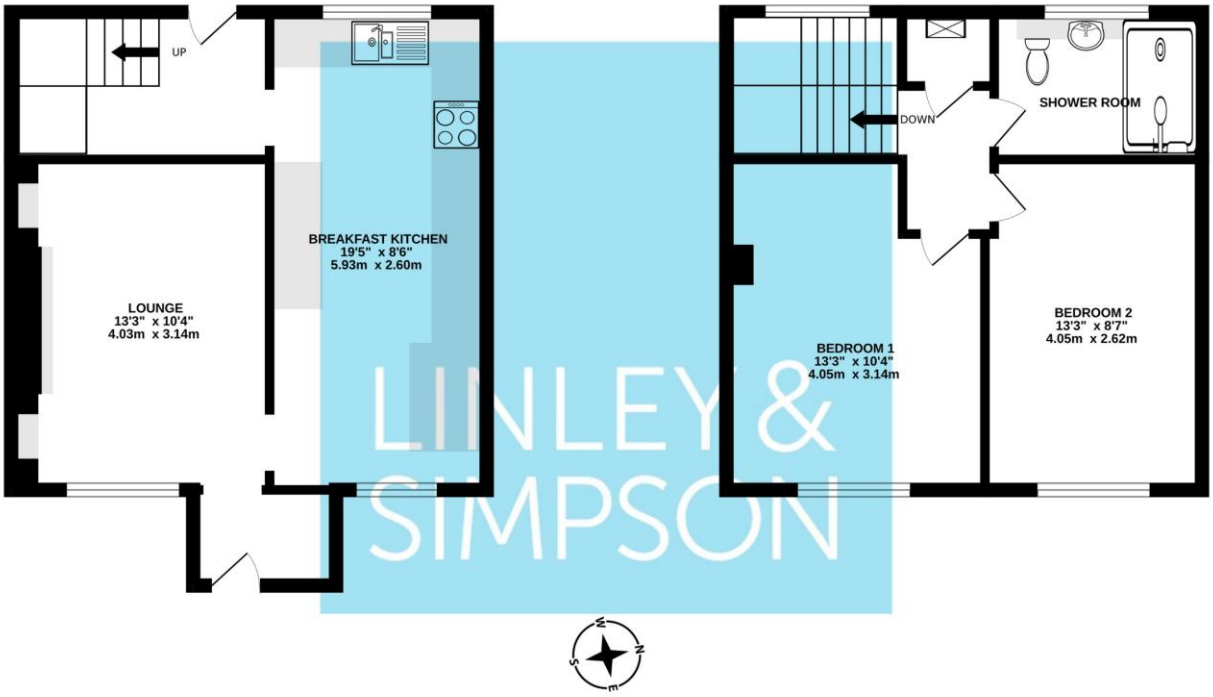






GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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.