



126 Thoresby Road, York, YO24 3EP

- Beautifully presented 2 bedroom semi detached house
- Close proximity to the city centre
- Open plan kitchen/diner
- Spacious living room
- Two double bedrooms
- Modern family shower room
- Utility area with access from the kitchen
- Enclosed rear garden with patio seating area
- Driveway with parking for multiple cars
- EPC = D

## Guide Price £260,000

If you are a first time buyer looking to get on the ladder or an investor seeking your next opportunity, then look no further, as this immaculately presented 2 bedroom semi detached property may just be for you.

As you enter you find yourself in a spacious hallway with stairs to the first floor to your right and the kitchen/diner ahead. This space has been beautifully modernised by the current vendors and provides plenty of storage as well as space for a dining table and four chairs. An L-shaped worktop to one side incorporates an electric hob, Indesit oven and sink with drainer, whilst an additional worktop to the other side houses a fridge and a freezer. The living room follows, bright and spacious, this room houses a log burning stove at its centre.

To the first floor there are two double bedrooms and a family shower room comprising a walk-in rainfall shower, hand basin with storage below and a low level w/c.

Externally, there is a utility area which offers ample storage space, as well as room to house a washing machine and tumble dryer. Access to this space is available from the kitchen, rear garden and front driveway, which provides parking for multiple cars.





**Beautifully presented semi detached house with enclosed rear garden**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority York City Council

Services All mains services.



Address:  
Reference: 1742



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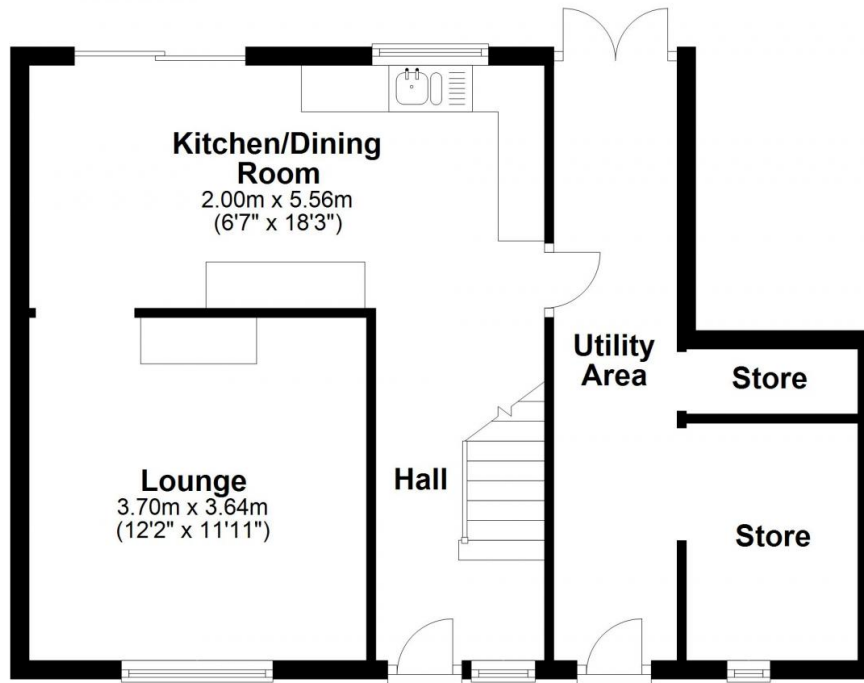


Offices in **York, Pocklington and Market Weighton**

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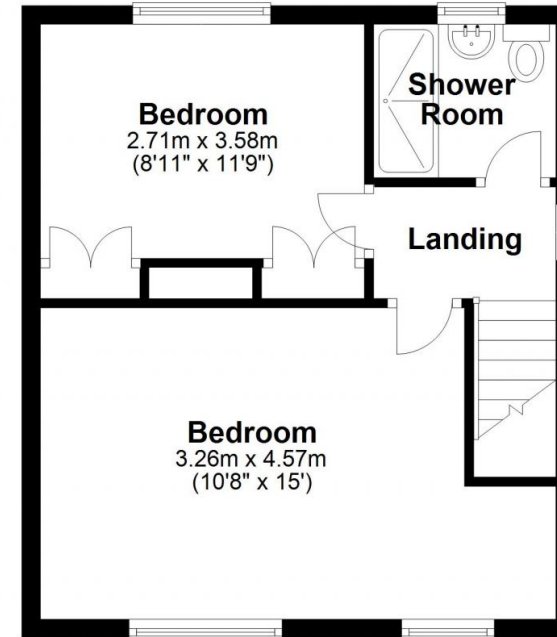
## Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.8 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.

Plan made with PlanUp  
Plan produced using PlanUp.

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