



Thoresby Road, York, YO24

£180,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

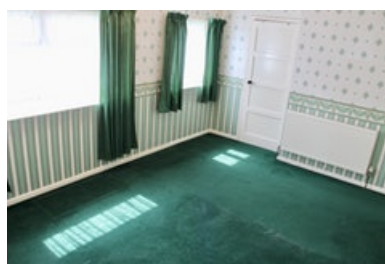
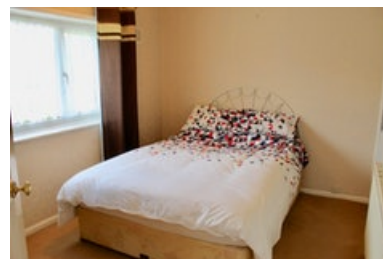
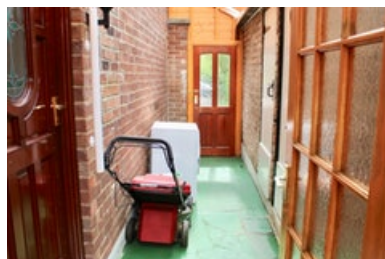
HouseSimple is pleased to present this property in York.

Key features:

- 2 Bed Semi Detached Propert
- Generous Garden Space
- Front & Rear Garden
- Raised Patio Area
- Bursting With Potential
- Parking
- Spacious Bedroom Sizes
- Ideal For First Time Buyers & Investors

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band B (£1298.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Private Driveway



Housesimple are pleased to offer to the market this spacious two bedroomed semi-detached property which we recommend an early viewing to avoid disappointment. The accommodation briefly comprises of an entrance hall, lounge, dining room with access to the rear garden, kitchen with an exposed brick archway, two generously sized bedrooms and a family bathroom. The property is bursting with potential and is an ideal property for first time buyers, investors, and would make an ideal family home. There is also the advantage of a brick outbuilding for plenty of storage. The rear and front garden spaces are undoubtedly a stand out feature to this property. The rear garden has a generous and well-maintained lawn, a patio area with a brick wall surround ideal for entertaining. To the front is an extensive diverse paved area that provides parking for multiple cars, plus a delightful lawned area. Thoresby Road is situated south west of York's city walls and not far from the extensive local shopping facilities at Acomb.

Ground Floor

Lounge 3.74m (12'3") x 3.65m (12') Approx

Hallway

Kitchen 2.72m (8'11") x 2.71m (8'11") Approx

Window to rear garden, access to the dining room. Plumbing for washing machine, space for fridge freezer well-maintained work surfaces, gas point for cooker

Dining Area 2.74m (9') x 2.73m (9') Approx

Sliding doors provide access to the outside patio, exposed brick archway through to the kitchen.

First Floor

Bathroom

Three-piece suite, well maintained.

Landing

Window to side.

Master Bedroom 4.82m x 3.74m Approx

Two windows to the front of the property, generous in size, storage space.

Bedroom 2 3.66m (12') x 2.75m (9') Approx

Window to the rear of the property, storage.

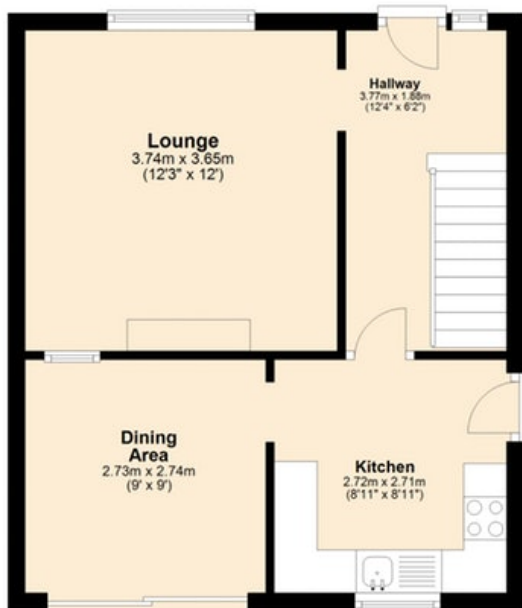
Outside

The rear garden has a generous and well-maintained lawn, a patio area with a brick wall surround. To the front is an extensive diverse paved area that provides parking for multiple cars, plus a delightful lawned area.

Floor plan:

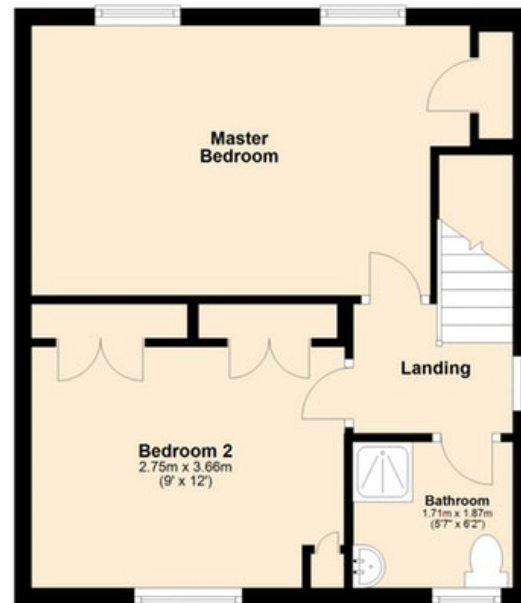
Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



First Floor


Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate



128, Thoresby Road, YORK, YO24 3EP

Dwelling type: Semi-detached house	Reference number: 2028-9933-7209-3004-8960
Date of assessment: 22 November 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 December 2014	Total floor area: 83 m ²

Use this document to:


- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,916
Over 3 years you could save	£ 1,143

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 156 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,143 over 3 years</p> </div>
Heating	£ 1,896 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 795 over 3 years	£ 255 over 3 years	
Totals	£ 2,916	£ 1,773	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p><small>Very energy efficient - lower running costs</small></p>  <p style="text-align: center;"><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">60</td> <td style="text-align: center;">86</td> </tr> </table>	Current	Potential	60	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
60	86					

Top actions you can take to save money and make your home more efficient

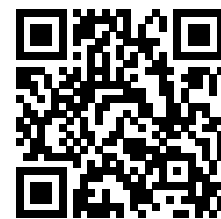
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 555
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
3 Low energy lighting for all fixed outlets	£25	£ 63

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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