



Lotherington Avenue, York, YO10

£250,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

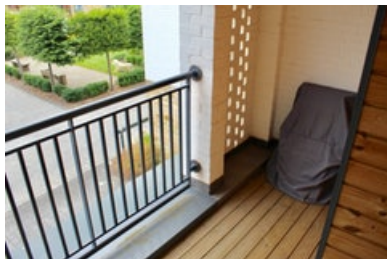
Housesimple are delighted to bring to the market this 2 bedroom semi-detached spacious property situated on an exclusive development. An ideal location for access to York City Centre by public transport. The property features a lawned private garden and a superb balcony to the front of the home. The

Key features:

- 2 Bed Semi Detached Property
- Immaculate & Well presented Throughout
- Allocated Parking spot
- Generously Sized Rooms
- Private Garden

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band C (£1483.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



Housesimple are delighted to bring to the market this 2 bedroom semi-detached spacious property situated on an exclusive development. An ideal location for access to York City Centre by public transport. The property features a lawned private garden and a superb balcony to the front of the home. These energy-efficient homes are designed to help lower energy consumption and costs to reduce our impact on the environment.

The ground floor accommodation briefly comprises of a contemporary through lounge/dining room with French doors to the immaculate rear garden and small shed. The modern style kitchen overlooks the rear garden and is fitted with an induction hob, overhead extractor, oven/grill and provides space for a washing machine, dishwasher and fridge/freezer. There is also a cloakroom/WC and a generous storage cupboard on entering the hallway. The first floor comprises of two well presented double bedrooms with fitted wardrobes and a family-sized modern style bathroom. This property is beautifully presented throughout and includes an allocated parking spot.

Ground Floor

Hallway

Access to ground floor WC, lounge/dining area and kitchen. Provides a storage cupboard

Lounge/Dining Room 6.07m (19'11") x 3.71m (12'2") Approx

Window to the front of the property, double doors to rear garden. Spacious diverse room.

Kitchen 3.58m (11'9") x 2.37m (7'9") Approx

Modern style fitted kitchen. Window to rear garden, fitted with an induction hob, overhead extractor, oven/grill and provides spaces for a washing machine, dishwasher and fridge/freezer.

WC

Generously sized room with hand wash basin.

First Floor

Bedroom 1 3.71m (12'2") x 2.99m (9'10") Approx

Window to front of the property.

Bedroom 2 3.63m (11'11") x 2.98m (9'9") Approx

Window to rear garden, fitted wardrobes.

Bathroom

Family-sized bathroom with a white three-piece suite.

Balcony

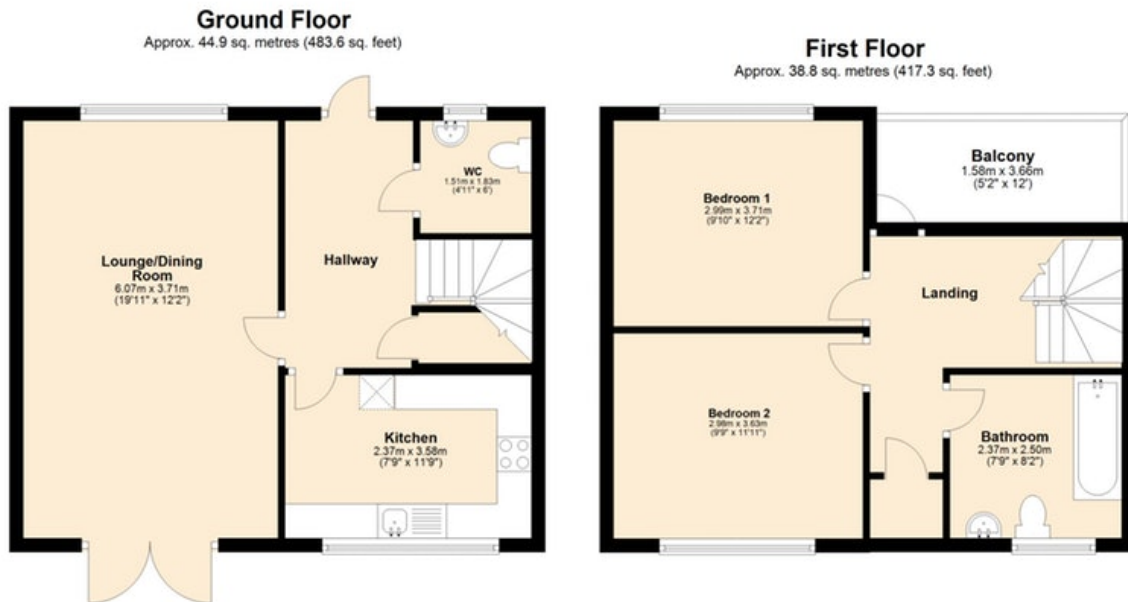
Landing

Storage cupboard, access to 2 bedrooms and the balcony.

Outside

Private lawned area, shed, allocated parking spot.

Floor plan:



Total area: approx. 83.7 sq. metres (900.9 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

47, Lotherington Avenue, YORK, YO10 3SQ

Dwelling type: Semi-detached house	Reference number: 9720-3803-7893-9225-1295
Date of assessment: 27 November 2015	Type of assessment: SAP, new dwelling
Date of certificate: 30 November 2015	Total floor area: 84 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:	£ 1,254
Over 3 years you could save	£ 117

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	<div style="border: 1px solid green; padding: 5px; background-color: #4f81bd; color: white; width: fit-content; margin: auto;"> You could save £ 117 over 3 years </div>
Heating	£ 804 over 3 years	£ 804 over 3 years	
Hot Water	£ 288 over 3 years	£ 171 over 3 years	
Totals	£ 1,254	£ 1,137	

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.

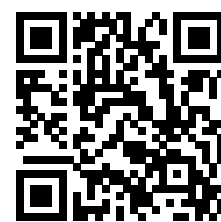
Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4e000; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #e377c2; color: white;">(39-54) E</td> <td style="background-color: #e31a1c; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="border: 1px solid black; padding: 5px; font-size: 2em;">83</td> <td colspan="3"></td> </tr> <tr> <td colspan="3"></td> <td style="border: 1px solid black; padding: 5px; font-size: 2em;">94</td> <td colspan="3"></td> </tr> </table> <p style="font-size: x-small; text-align: center;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				83							94				<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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G																
			83																			
			94																			

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 117
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 786

MISREPRESENTATION ACT, 1967.

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