



WISHART
ESTATE AGENTS

15 Lowick
York
YO24 2RF

£215,000

- Semi detached bungalow in popular area
- 3 reception rooms
- Converted loft
- Shower room
- Conservatory
- Garage and driveway
- Bus route and major road networks
- Beautiful lawned garden



This property offers the discerning buyer an exciting opportunity to further put their own stamp on it, having already been extended and converted to provide a favourable layout. The property boasts a beautiful, mature lawned garden and a good sized plot thanks to its enviable position.

Tucked away within a cul de sac in the popular area of Woodthorpe, this property offers the discerning buyer an exciting opportunity to further put their own stamp on it, having already been extended and converted to provide a favourable layout. The property also boasts a beautiful, mature lawned garden and a good sized plot thanks to its enviable position within the cul de sac, with views across to the woodland.

Approached via the driveway and passing the low maintenance front garden, a upvc front entrance door leads you into the entrance porch which benefits from a spacious hall cupboard providing storage.

Bedroom three is located off the porch, a single room with a window to the side aspect.

The lounge offers a good degree of space for reception furniture and a large upvc window overlooks the front garden and allows for plenty of light to fall into the room. A stone and timber fire place and surround, houses an electric fire which sits as the focal point to the room. The current Vendors have opened up the lounge, with doors to separate, to what is now the

dining room. Stairs to the first floor bedrooms are situated within the dining room but space is still provided for reception furniture. In turn, the dining room opens to the pleasant conservatory via sliding glass doors.

From the lounge, a small inner hall with storage cupboard leads to the shower room and kitchen. The shower room is fitted with a white three piece suite comprising; a corner shower unit, pedestal hand basin and low level WC. An opaque window to the side aspect provides light and ventilation and the walls are fully tiled and a modern vinyl fitted to the floor.

The kitchen is fitted with a range of beech effect wall and base units with contrasting work

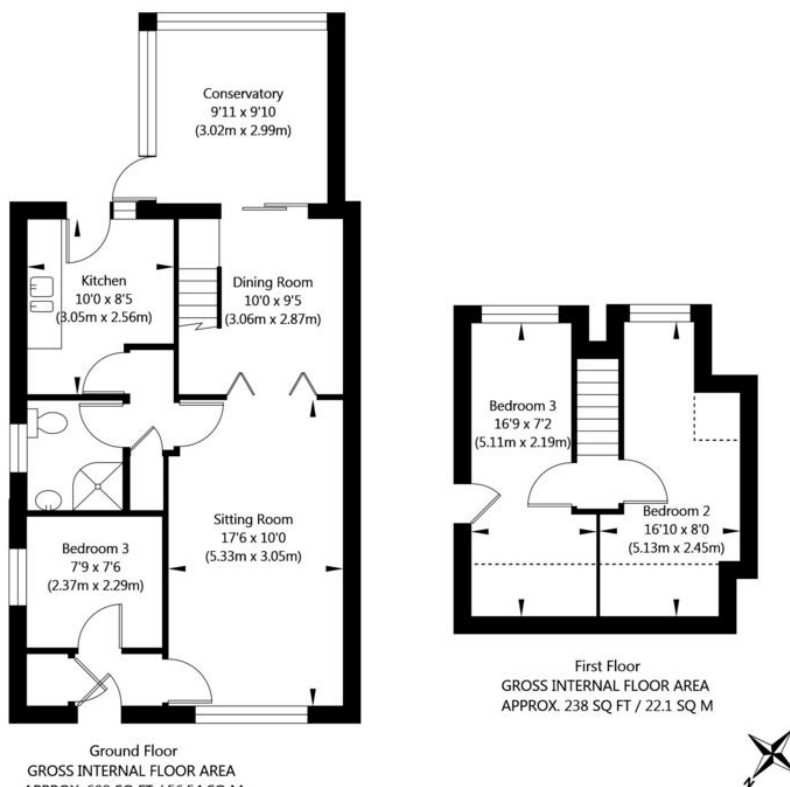
surfaces over. Space is provided for free standing, under counter appliances and a free standing oven and hob. There is also space provided for a small breakfast table beneath the window to the rear aspect. A upvc rear entrance door leads out to the patio and garden.

The first floor has been converted to provide two bedrooms both with storage in the eaves and both with windows to the rear aspect overlooking the garden.

Externally, the property benefits from ample parking with a driveway and car port running the length of the property, and leading to the recently re-roofed single garage. The garage is fitted with power and light and, as well as the

up and over door to the driveway, a recently replaced upvc pedestrian door leads to the rear garden. The fully enclosed garden is accessed via a timber pedestrian gate from the driveway and via the kitchen and conservatory at the rear. Mainly laid to lawn, the garden is well maintained with gravel borders and a feature timber arch to be adorned with flowers in the warmer months. A patio area from the conservatory and a further patio to the rear of the garage provide two seating areas to enjoy.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 847 SQ FT / 78.64 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

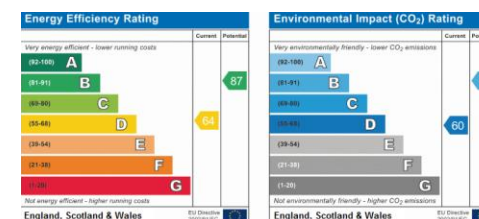
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the York outer ring road, the A1237, at the roundabout for Woodthorpe and Foxwood, take the exit for Woodthorpe and continue onto Moor Lane. Take the fourth left hand turn, onto Grassholme and follow this road. As the road turns into Ryecroft Avenue, Lowick is situated on the left hand side. The property is located on the left hand side, towards the bottom of the cul de sac and is identifiable by our For Sale sign.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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