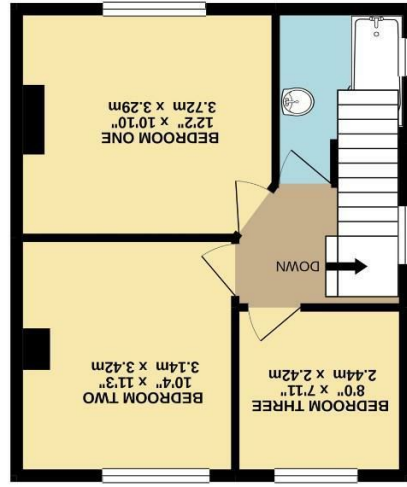
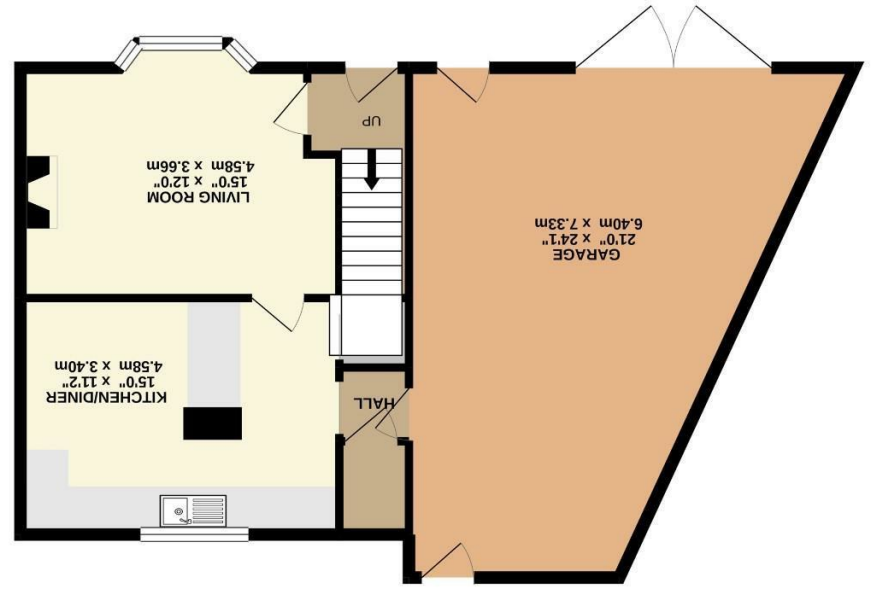


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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. This plan is illustrative purposes only and should not 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
Not energy efficient - higher running costs	
Current	54
Potential	79

Energy Efficiency Rating

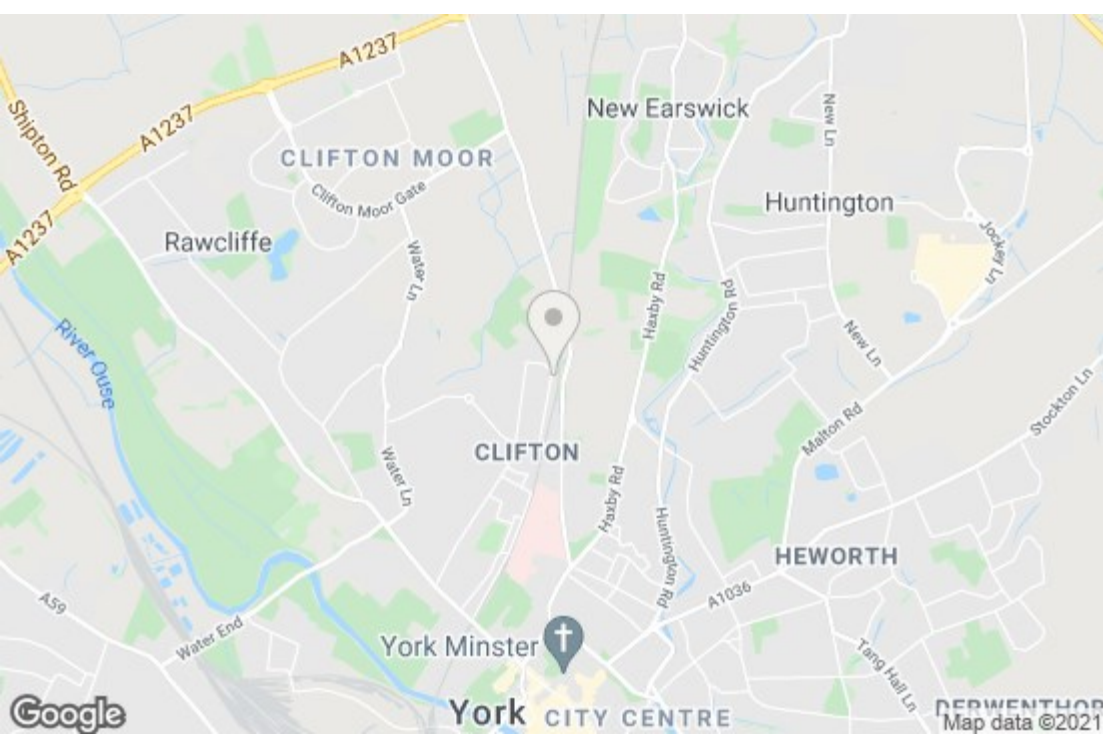


105 Rowntree Avenue, York  
 £230,000



Ashtons





## Description

This spacious end terraced property is located to the North of York, conveniently positioned for access to the City centre, varied local amenities, transport links and the district hospital. The property has been well maintained and includes a good sized reception room and dining kitchen to the ground floor. To the first floor are three bedrooms and house bathroom. Set on a good sized plot, the property also benefits from a larger than average garage, gardens to the front and rear as well as driveway parking. A great property sure to appeal to varied buyers, early viewing is highly recommended.