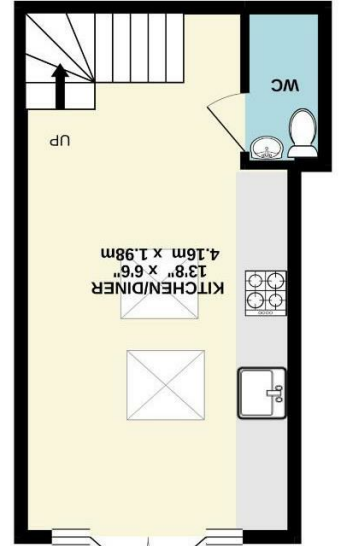
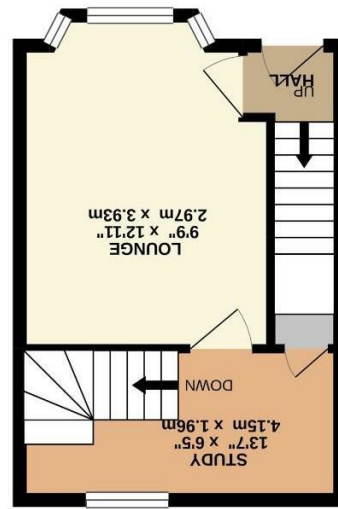
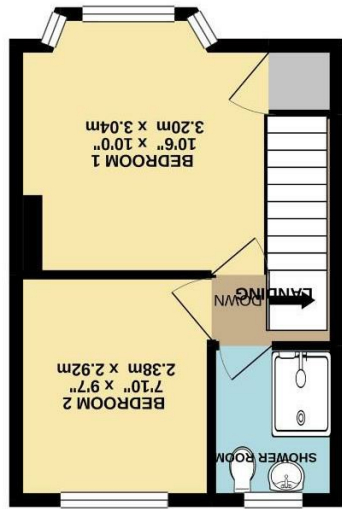


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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 figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should 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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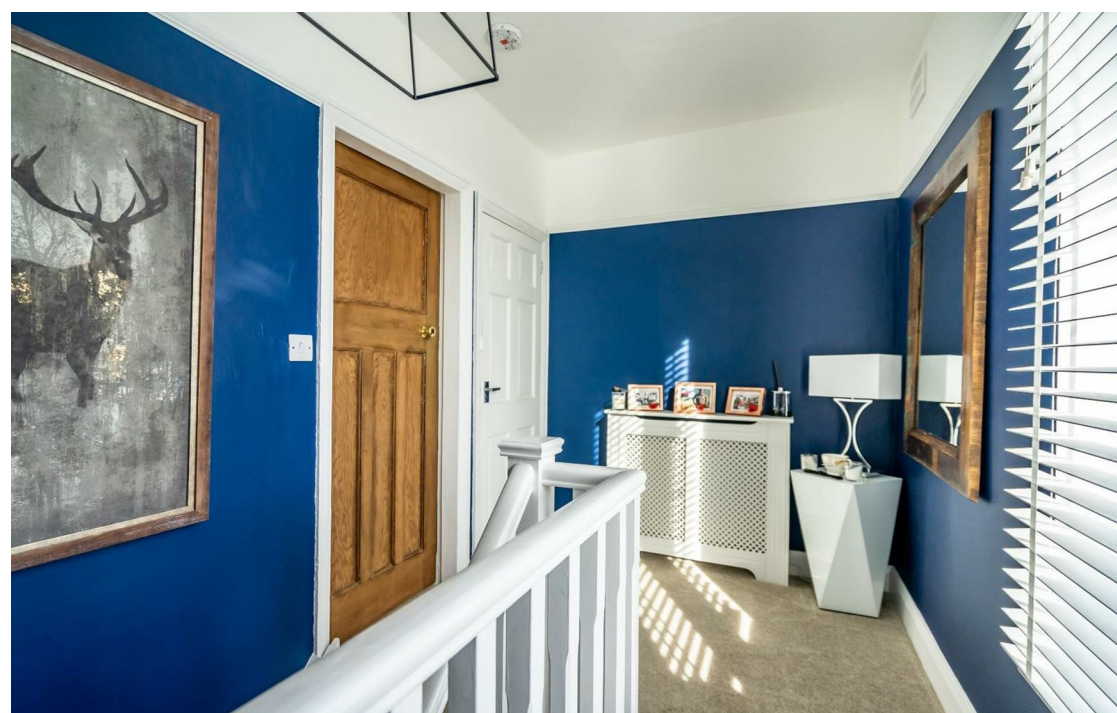
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current	Potential



114 South Bank Avenue, York  
 Offers Over £300,000



Ashtons



## Description

Its all about the location!!

This well presented, TWO storey MID-TERRACE period house is situated in the extremely sought-after South Bank area of York, just a stones throw from the vibrant hustle and bustle of eclectic mix of Bishopthorpe Road shops.

The property which still retains many original features, has been well maintained and transformed by the current owners and briefly comprises; entrance hall, lounge, rear lobby/study. To the lower ground floor there is a stunning living kitchen with French doors which open onto the secure rear courtyard garden and utility / w.c. To the first floor there are two bedrooms and a family shower room.

View this property today.... you will not be disappointed!