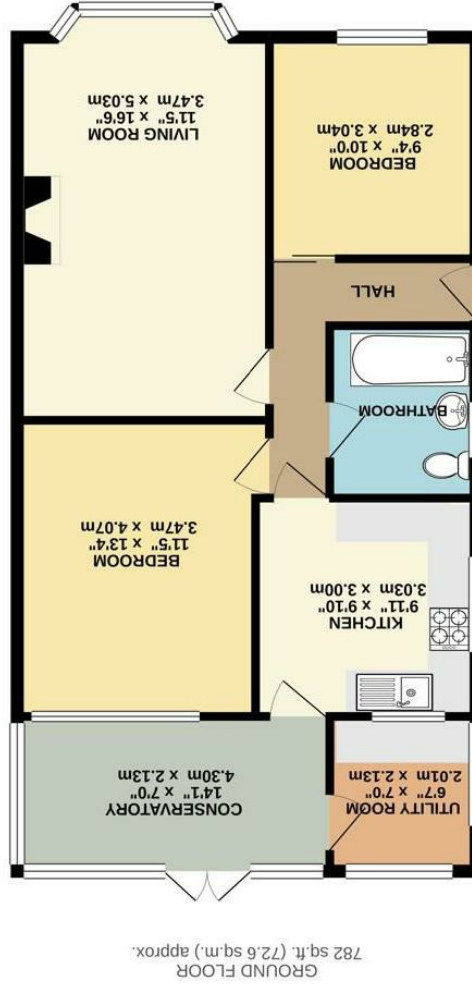


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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.

What every agent should make sure to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and any other dimensions are taken to the nearest millimetre. Measurements are given in metres and feet and inches. All measurements are given as a guide only and should not be relied upon for the purchase of the property. Measurements are given in metres and feet and inches. All measurements are given as a guide only and should not be relied upon for the purchase of the property. Measurements are given in metres and feet and inches. All measurements are given as a guide only and should not be relied upon for the purchase of the property.



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
Not energy efficient - higher running costs	(1-20) G
Current	66
Potential	85

Energy Efficiency Rating



3 Blackthorn Drive, York
 £269,500



Ashtons



Description

DETACHED bungalow in the very popular Huntingdon area of York.

This well presented detached bungalow is located close to the Monks Cross and Vangarde retail park and briefly comprises; entrance hall, lounge, dining kitchen that leads off to a sun room and utility, two bedrooms and bathroom.

Externally to the front there is a lawned garden and driveway which gives access to the side of the property with the garage beyond. To the rear, the garden is predominately paved with planted borders.