

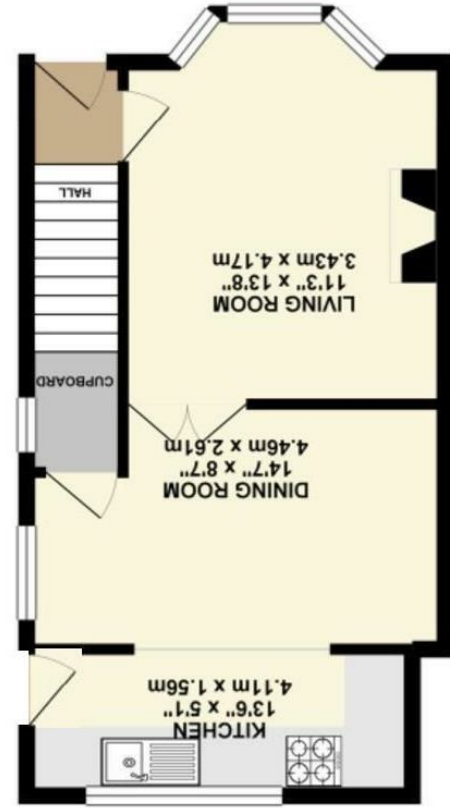
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

Other areas shown have been made to ensure the accuracy of the floorplans. Measurements are to their external boundaries. The area to the rear of the property is not included in the ground floor area. The area to the rear of the property is not included in the ground floor area. The area to the rear of the property is not included in the ground floor area.

England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Potential	Current
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	
64	77



1ST FLOOR 310.99 sq. ft. (28.89 sq. m.)



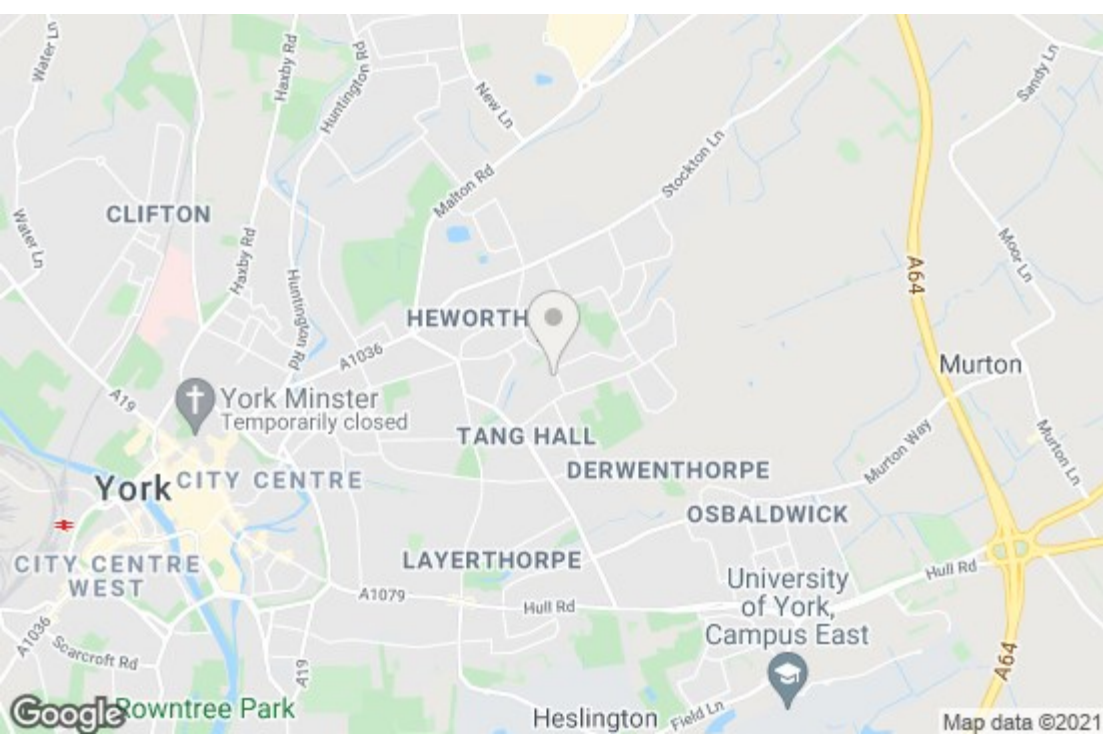
GROUND FLOOR 378.88 sq. ft. (35.20 sq. m.)



23 Leyland Road, York  
 £250,000



Ashtons



## Description

This spacious two double bedroom home is set to the East of York, well placed for access to the City centre as well as good transport links and the many local amenities the area boasts. The property has been modernised throughout by the current sellers, and is sure to appeal to a range of discerning purchasers.

The internal accommodation comprises of an entrance hall, a good sized living room featuring a bay window allowing light to flood through and dining room. The kitchen boasts an array of wall and base units, integrated appliances, complemented by stylish worktops. To the first floor are two double bedrooms and a modern house bathroom with over bath Mira shower.

To the rear is a landscaped garden, with a patio area and lawn. To the front of the property is a driveway for parking. Early viewing is essential.