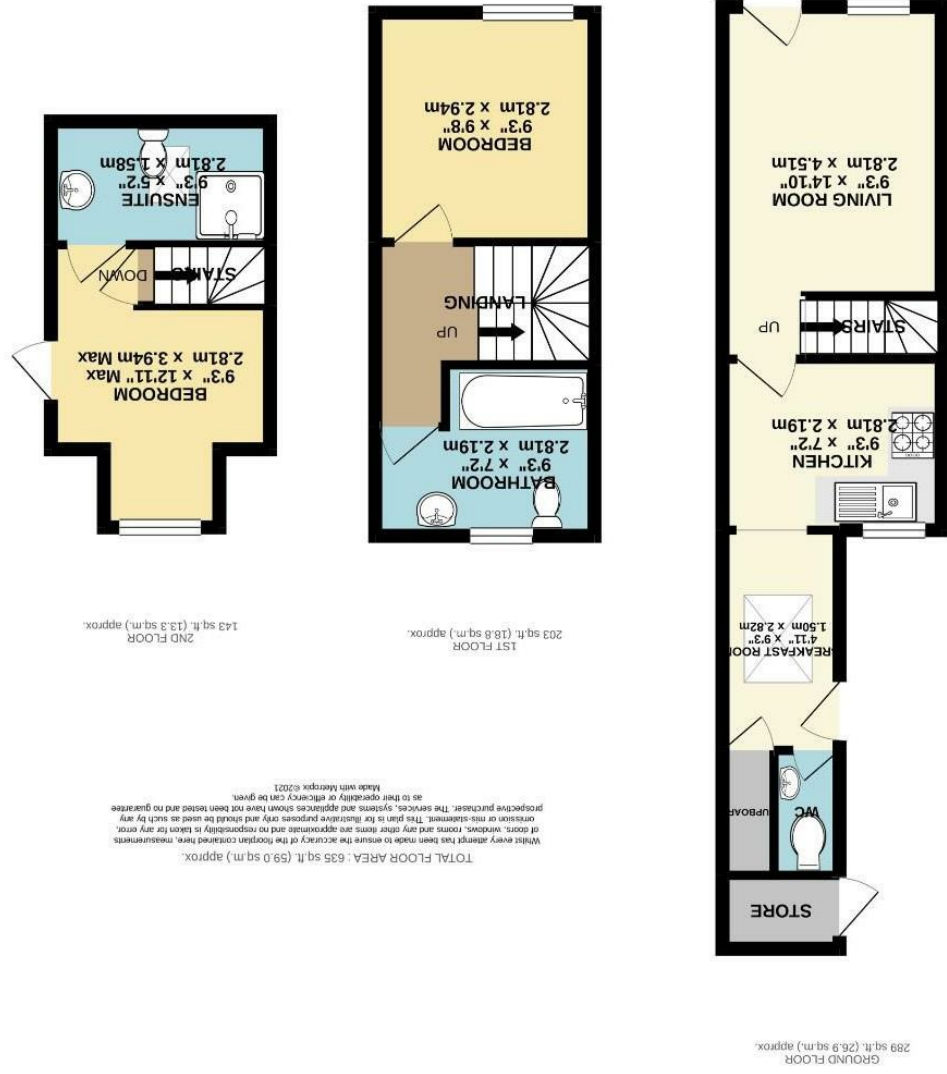


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

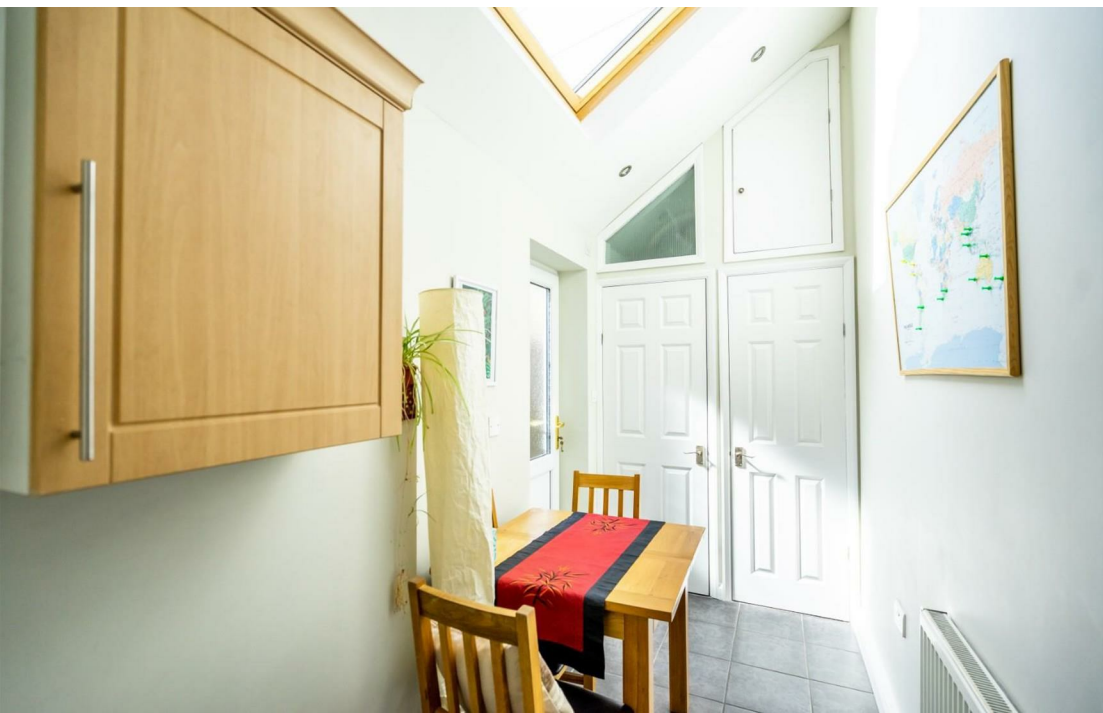
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	73
Potential	88



14a Emmerson Street, York  
 £225,000



Ashtons



## Description

This deceptively spacious two bedroom home is located to the east of York, within walking distance of the City Centre, local amenities Heworth village has to offer and ideally located for access to varied commuter links.

Well presented throughout, the accommodation includes a good sized reception room, luxury fitted kitchen and a wc to the ground floor. To the first floor is a double bedroom and house bathroom. To the floor above is a good sized double and an en suite shower room.

Externally, the property benefits from a private courtyard style garden to the rear and a brick built storage. Viewing is highly recommended.