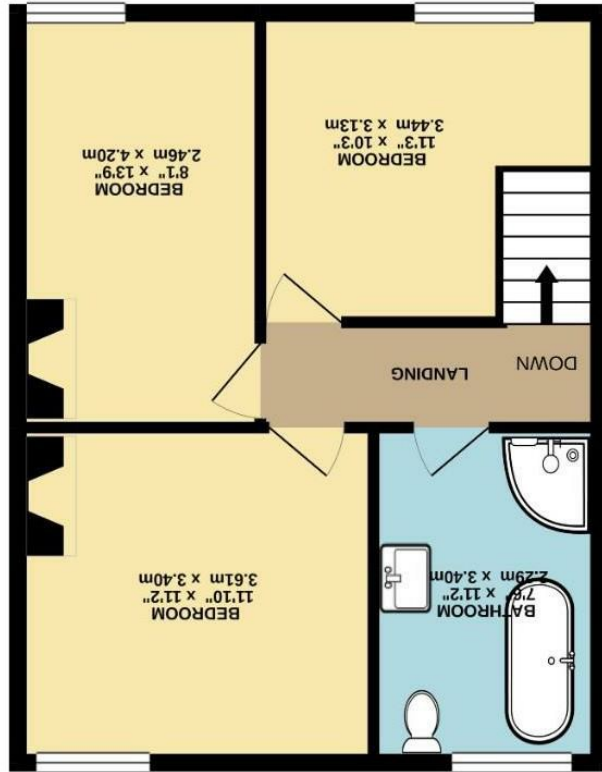
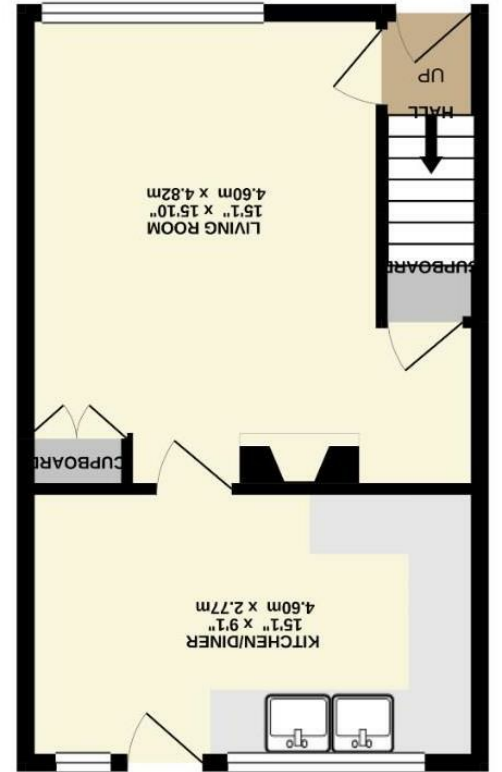


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

TOTAL FLOOR AREA: 839 sq.ft. (77.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan created here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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1ST FLOOR  
 469 sq.ft. (43.6 sq.m.) approx.



GROUND FLOOR  
 370 sq.ft. (34.3 sq.m.) approx.

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	50
Potential	81



10 Alma Grove, York  
 £340,000



Ashtons



## Description

Its all about location and lifestyle...well this house has an abundance of both!!

Situated within the extremely sought after area of Fishergate with views over the community green and river walks into the City is this terraced cottage which is very well presented and is full of character briefly comprising; entrance hall, lounge and kitchen/diner. To the first floor there are **THREE DOUBLE** bedrooms and a **LARGE** four piece bathroom with free standing roll top bath.

Externally to the front there is a cottage style garden with planted borders and to the rear is a generous courtyard with gated access and store.

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