

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.

void may affect the accuracy of the figures contained here. Measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guide 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.
 Made with Magicplan ©2021

TOTAL FLOOR AREA : 499.57 sq. ft. (46.41 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	56
Potential	89



1ST FLOOR 242.72 sq. ft. (22.55 sq. m.)



GROUND FLOOR 256.85 sq. ft. (23.86 sq. m.)



51a The Village, York
 £220,000



Ashtons



Description

Ashtons Estate Agents are delighted to welcome to the market this charming cottage located in the ever popular village of Strensall, within walking distance of local shops and amenities. This bijou home also benefits from a garage and 2 off street parking spaces situated in a small community of cottages in the heart of the village.

Upon entering the property, you are welcomed into a generous lounge, equipped with log burner and space for dining. The kitchen features an array of wall and base units with space for appliances. To the first floor is a spacious double bedroom with built in storage and a recently updated bathroom.

With original features and wooden beams throughout, this property truly has that 'Cottage feel' and has to be seen to be fully appreciated.