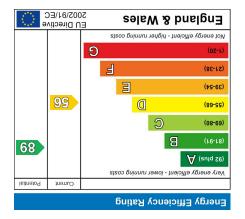
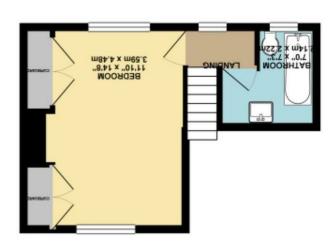
Bootham 01904 659222 Email York@ashtonsnet.com 1 Bootham York YO30 7BN

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 given as a guide only and should not be checked and confirmed by your solicitor prior to exchange of contracts. We have not been tested. All photographs, measurements, floor plans and distances refferred to are given as a guide only and should not be checked and confirmed by your solicitor prior to exchange of contracts.

TOTAL FLOOR AREA: 499.67 sq. ft. (46.44 sq. m.) approx







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

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





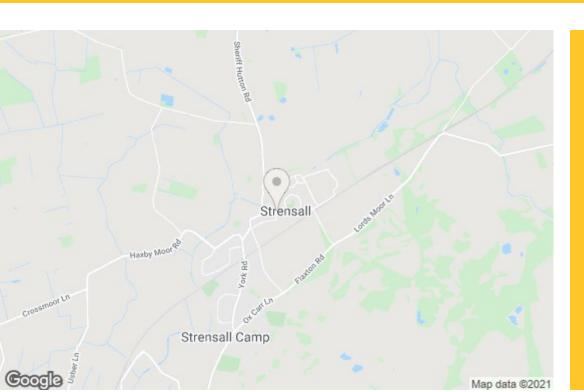












Description

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.