

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.

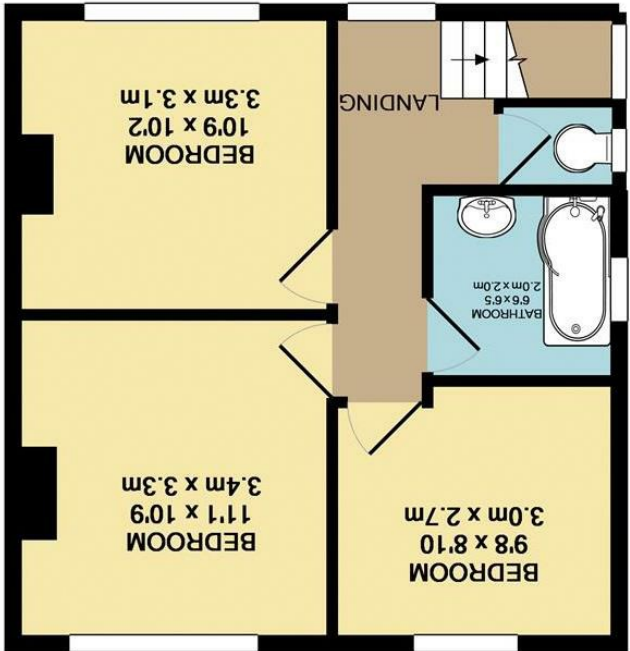
Bootham 01904 659222 Email York@ashtonsnet.com 1 Bootham York YO30 7BN
Acomb 01904 799333 Acomb@ashtonsnet.com 5 Front Street York YO24 3BW

Environmental Impact (CO ₂) Rating			
England & Wales			
EU Directive 2002/91/EC			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	50	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	81	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Potential			
Current			

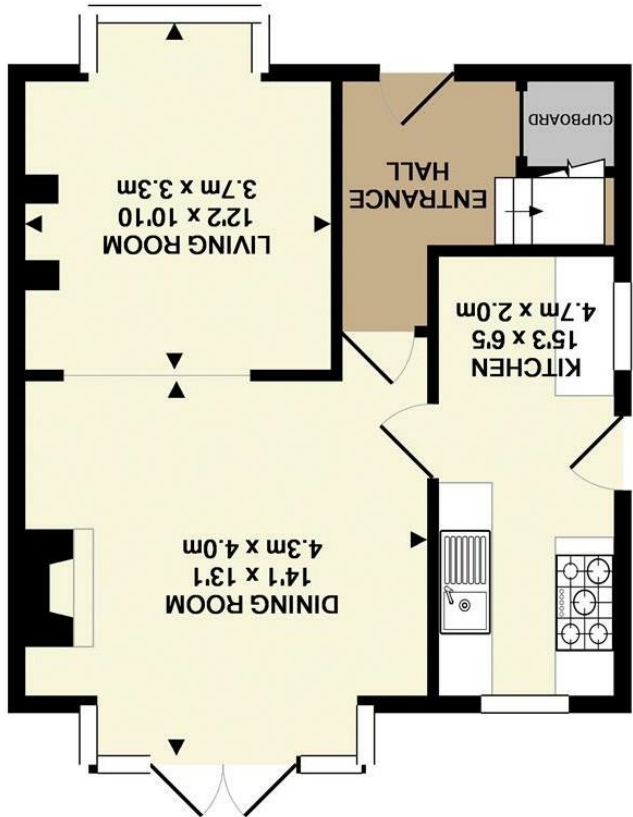
Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
Very energy efficient - lower running costs			
(92 plus)	A	54	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	82	
(1-20)	G		
Not energy efficient - higher running costs			
Potential			
Current			

Whilst every attempt has been made to ensure the accuracy of the floor plan contained 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
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)



43 Melrosegate, York
£289,950



Ashtons



Description

This substantial semi detached home is set to the East of York, just a short stroll from the wealth of local amenities Heworth Village has to offer. Much improved by the current owners and beautifully presented throughout, the larger than average accommodation includes a light and airy entrance hall leading to two reception rooms and fitted kitchen to the ground floor. To the first floor are three bedrooms, house bathroom and separate WC. Set on a larger than average plot, the property boasts substantial, landscaped gardens to the rear, single brick built garage and ample driveway. A truly wonderful home sure to appeal to a range of potential purchasers, early viewing is essential.

- List of Rooms:
- Entrance Hall - Living Room - Dining Room - Fitted Kitchen - Three Bedrooms - House Bathroom - WC - Substantial Landscaped Gardens - Brick Built Garage - Ample Driveway Parking