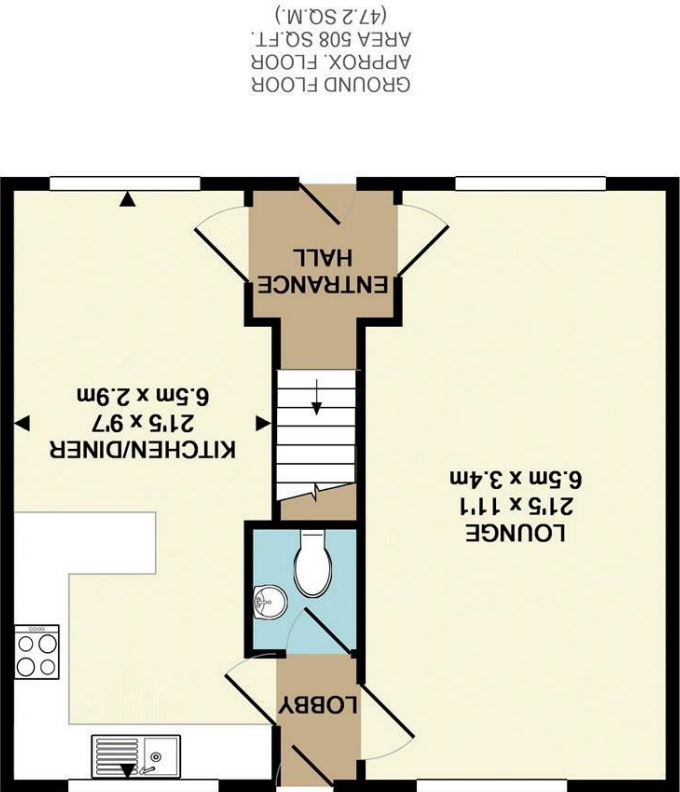
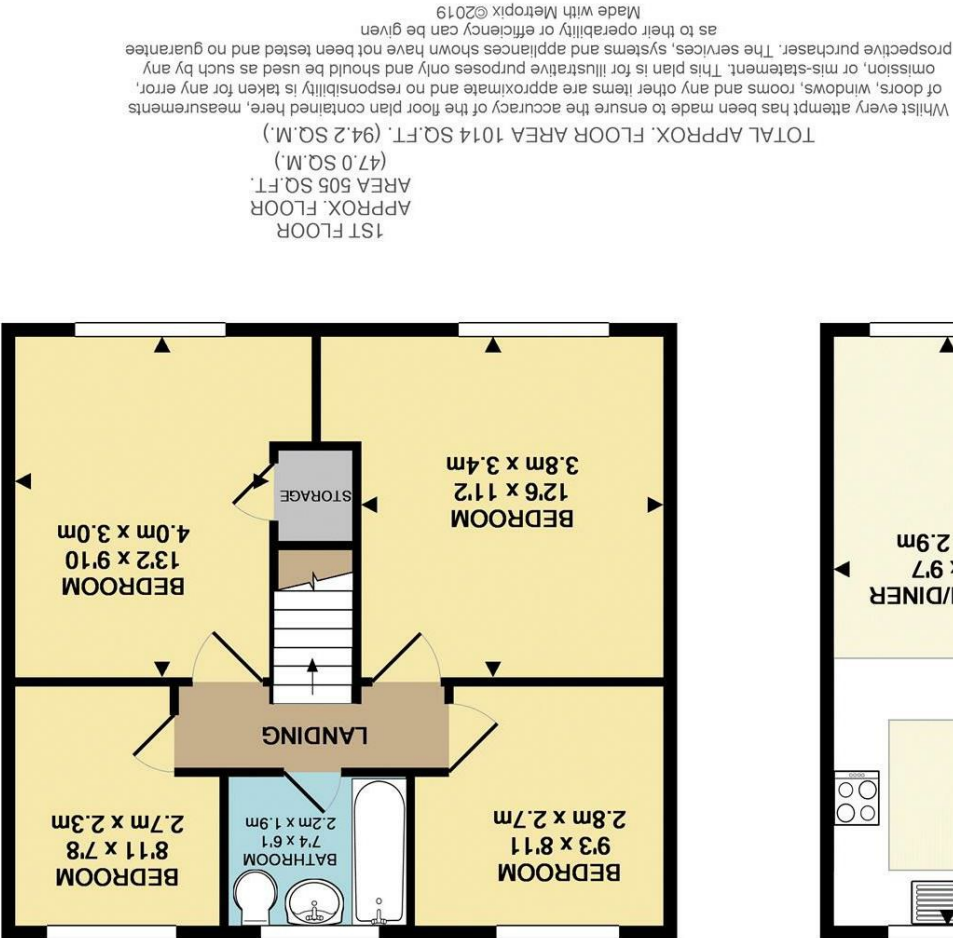


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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, service 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)
	G	(1-20)
Not energy efficient - higher running costs		
Current	65	
Potential	85	

Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not environmentally friendly - higher CO2 emissions		
Current	59	
Potential	83	

Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not environmentally friendly - higher CO2 emissions		
Current	59	
Potential	83	



7 Staindale Close, York
Offers Over £300,000



Ashtons



Description

This wonderful detached home is positioned to the North of York and boasts a peaceful, cul de sac position yet is well placed for access to the city centre and a wealth of local amenities including those that Clifton Moor has to offer as well as good schooling nearby. The property has been the subject of a full scheme of modernisation and is finished to a high standard throughout; a ready made family home. To the ground floor is a most attractive open plan dining kitchen with quality fitted units and ample seating space with a separate living room and ground floor WC. There are four bedrooms to the first floor; two generous double rooms and two smaller bedrooms with newly fitted bathroom. Set on a generous plot, the property also benefits from gardens to the front and rear, single garage and ample driveway parking for several vehicles. Offered for sale with no forward chain, early viewing is recommended.