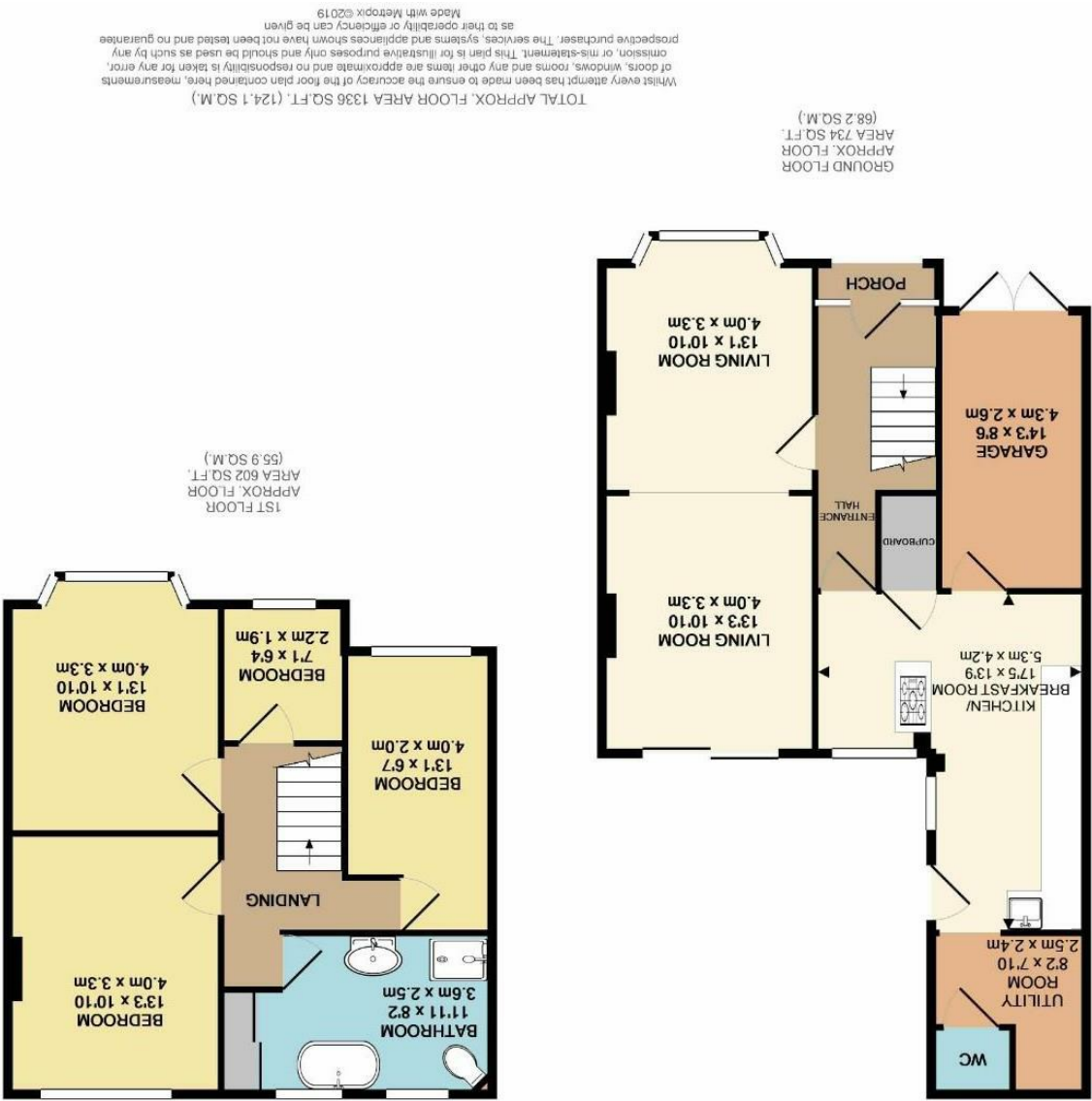


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Not energy efficient - higher running costs		
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
(81-90)		
(91-100)		
Very energy efficient - lower running costs		
Current	59	Potential
73		

England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
(81-90)		
(91-100)		
Very environmentally friendly - lower CO ₂ emissions		
Current	53	Potential
69		



21 White House Rise, YORK
£435,000



Ashtons



Description

A tastefully extended semi detached family house which has been extended to the side and rear to an exceptionally high standard providing 4 bedrooms as well a superb bathroom and a large dining kitchen, with utility and cloakroom. The property has also retained a wealth of the original features which have been enhanced by the tasteful refurbishment. the property is situated in this quiet cul de sac close to York racecourse less than a mile from the city centre and station.

List of Rooms:
The entrance hall with marble tiled floor leads through to the dining area which in turn is open to the luxury extended kitchen. The well equipped kitchen with vaulted ceiling and solid oak units complete with granite work surfaces also includes a full range of integrated appliances, utility room and downstairs cloaks. The open plan living and dining room offers flexible accommodation along with stripped wooden floors, modern feature fire and French doors leading to the westerley aspect landscaped rear garden. On the first floor the 4 bedrooms are complimented by a large luxury bathroom with free standing bath and large corner wet room with travertine wall and floor tiles.