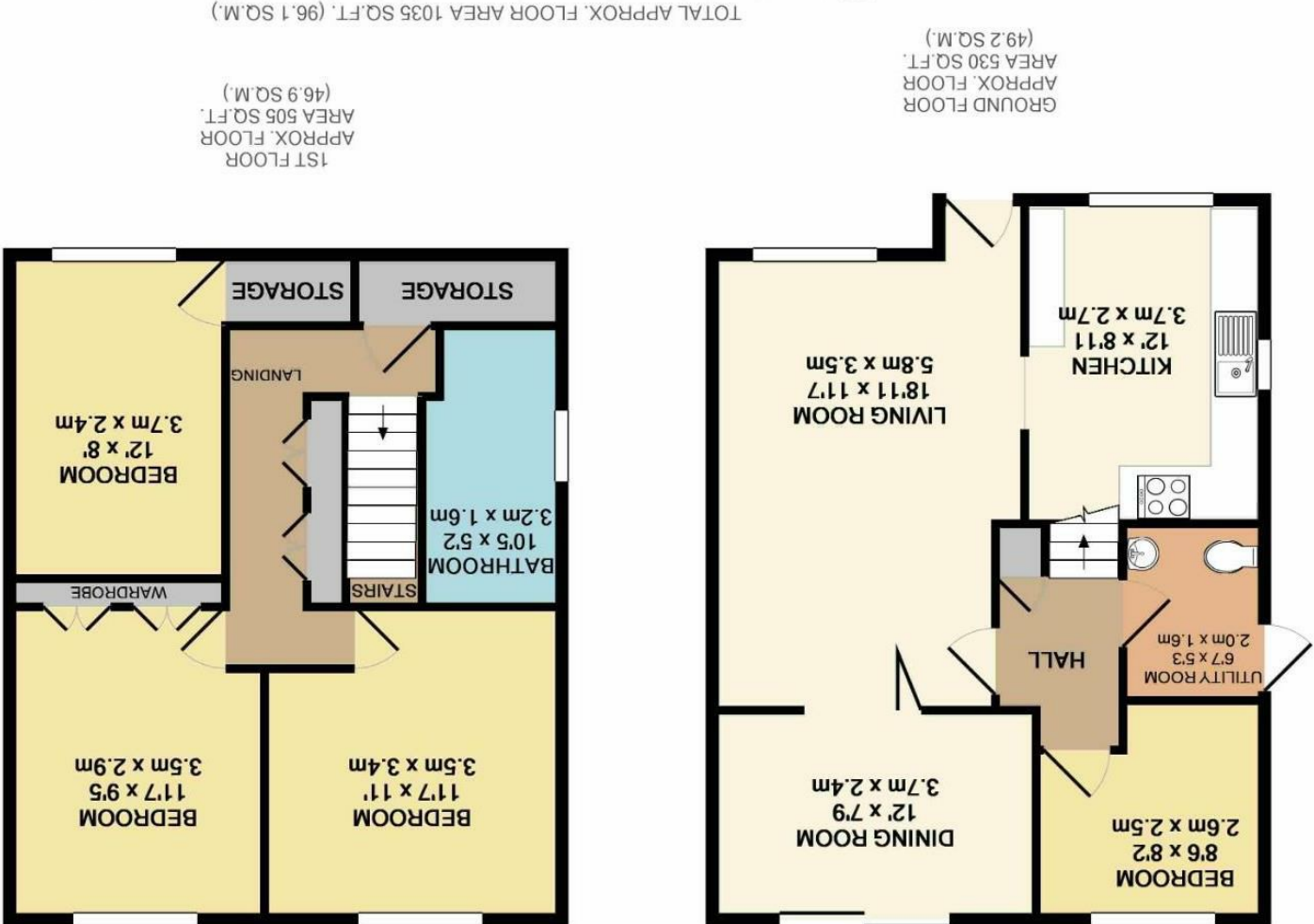


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(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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21 Bramble Dene, York
£255,000



Ashtons



Description

Set to the West of York and ideally positioned for access to York City Centre, varied local amenities and commuter links, this wonderfully spacious property is sure to appeal to a range of discerning purchasers. The property has been a much loved family home, and does now require some modernisation. The internal accommodation comprises a good sized reception room, fitted kitchen, dining room with sliding doors, utility room/WC and bedroom 4/study to the ground floor. To the first floor are three good sized bedrooms and house bathroom. Set on a generous size plot, the property also benefits from substantial gardens, garage and ample driveway parking. Early viewing is highly recommended.

List of Rooms:
Entrance Hall - Living Room - Dining Room - Fitted Kitchen - Utility Room - Bedroom 4/Study - Three Further Bedroom - House Bathroom - Rear Garden - Garage - Driveway Parking