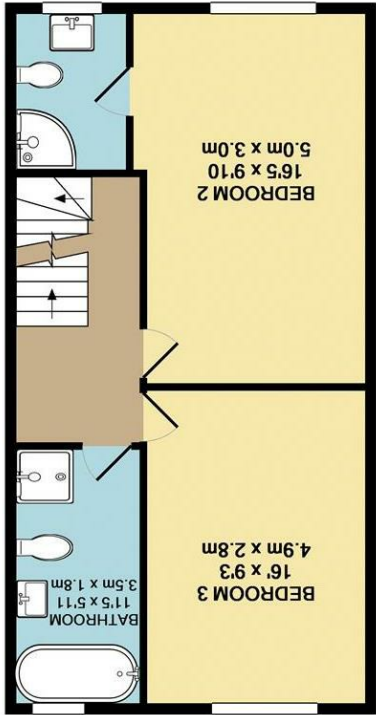
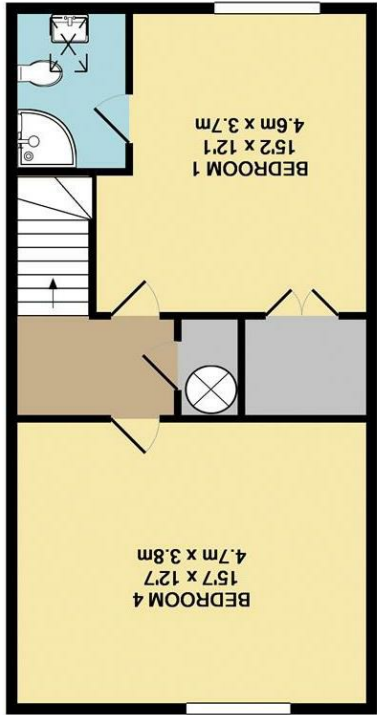


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential
79	80
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current	Potential
79	80
Environmental Impact (CO <sub>2</sub> ) Rating	



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 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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2 The Square, York  
£485,000



Ashtons





Description

This immaculately presented four bedroom townhouse. It is situated within an exclusive private development. Located to the South of York, the property boasts good bus routes, and easy access to both York city centre, railway station and the motorway networks.

Designed over three floors and finished to a high standard, this property offers spacious and well proportioned rooms. On the ground floor there is a lounge and a fitted kitchen/diner with french windows leading out onto a rear walled garden. The kitchen comprises an array of wall and base units, integrated appliances complemented by wooden work tops and WC. To the first floor are two double bedrooms, one of which has an en suite and a family bathroom. To the floor above comprises a further two double bedrooms, one benefiting from an en suite. There is also a shelved airing cupboard.

Externally, the property has an enclosed rear garden and a double garage with a remote controlled door.

The property is currently marketed as a leasehold property. The freehold for the property is available for purchase in addition to the current marketing price please contact us for further information.