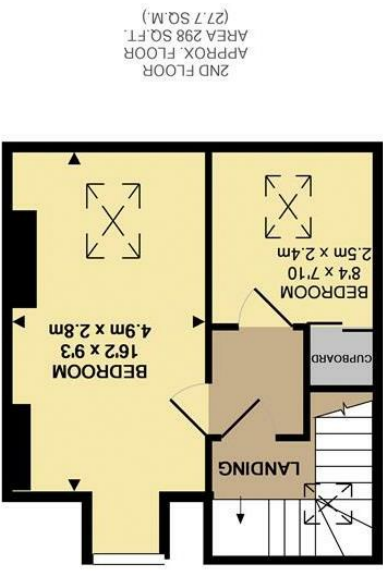




21 Sandringham Street, YORK  
£470,000



Ashtons



TOTAL APPROX. FLOOR AREA 1176 SQ.FT. (109.2 SQ.M.)  
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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England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	
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	
Potential	Current

England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions	
Potential	Current

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.





Description

This stunning period family home is located within a highly regarded area, having local amenities nearby, and the much sought after primary and secondary schools. (It is in the catchment area of Fulford School, named as the Sunday Times North of England State School of the Year) All this set within a short walk from York's City Centre and the riverside walks.

To the ground floor are two generous sized reception rooms with the sitting room boasting a lovely bay window, many original features and a fireplace. To the rear is a good sized fitted kitchen with integrated appliances and quartz worktop. To finish the ground floor accommodation is a shower room.

To the first floor boasts the master bedroom with a dressing room, a smaller bedroom and a modernised family bathroom. To the floor above offers two double bedrooms both with velux windows.

Externally, the property also benefits from a lovely enclosed landscaped courtyard garden to the rear.

In summary, a beautiful home which is sure to appeal to the most discerning of purchasers and as such, early viewing is essential.