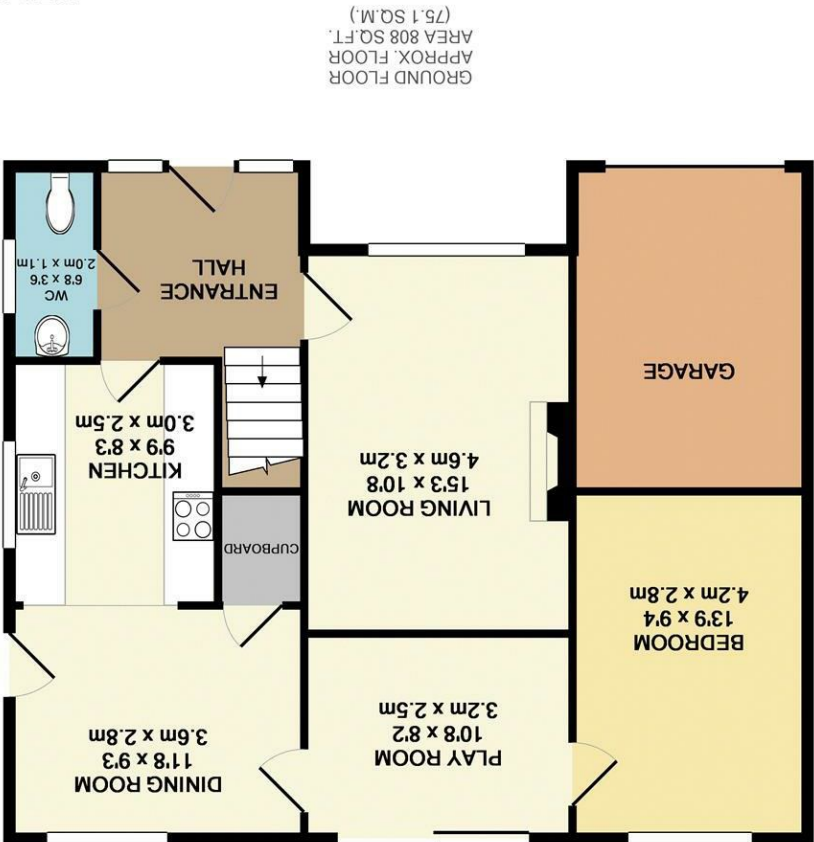
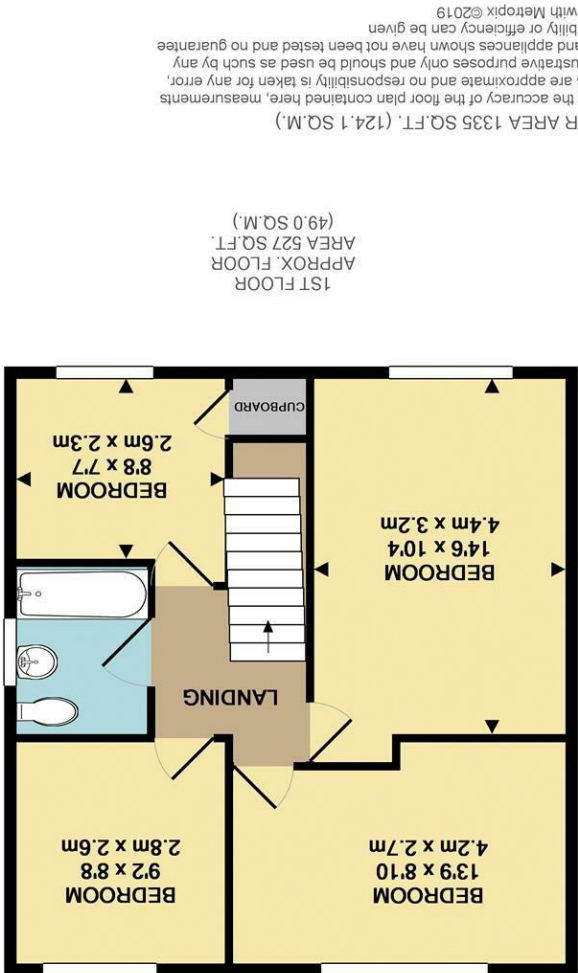


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

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		
Potential		

Environmental Impact (CO ₂) Rating		
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5 Summerfield Road, York
£320,000



Ashtons



Description

This well maintained extended five bedroom (1 bed on the ground floor) detached property is located in the ever popular residential area of Woodthorpe less than 3 miles to the South West of York City Centre. The spacious accommodation includes three reception rooms, a fitted kitchen and ground floor WC. To the first floor are four bedrooms and the house bathroom. Further features include; PVC double glazing and gas central heating. Externally, the property benefits from large, lawned gardens to the front and rear, single brick built garage and ample driveway parking. Viewing is highly recommended to appreciate everything this family home has to offer.

- List of Rooms:
- Entrance Hall - Living Room - Dining Room - Play Room - Fitted Kitchen - Ground Floor WC- Ground Floor Bedroom - Landing - Four Bedrooms - House Bathroom - Gardens to Front and Rear - Garage - Driveway Parking - GCH - Double Glazing