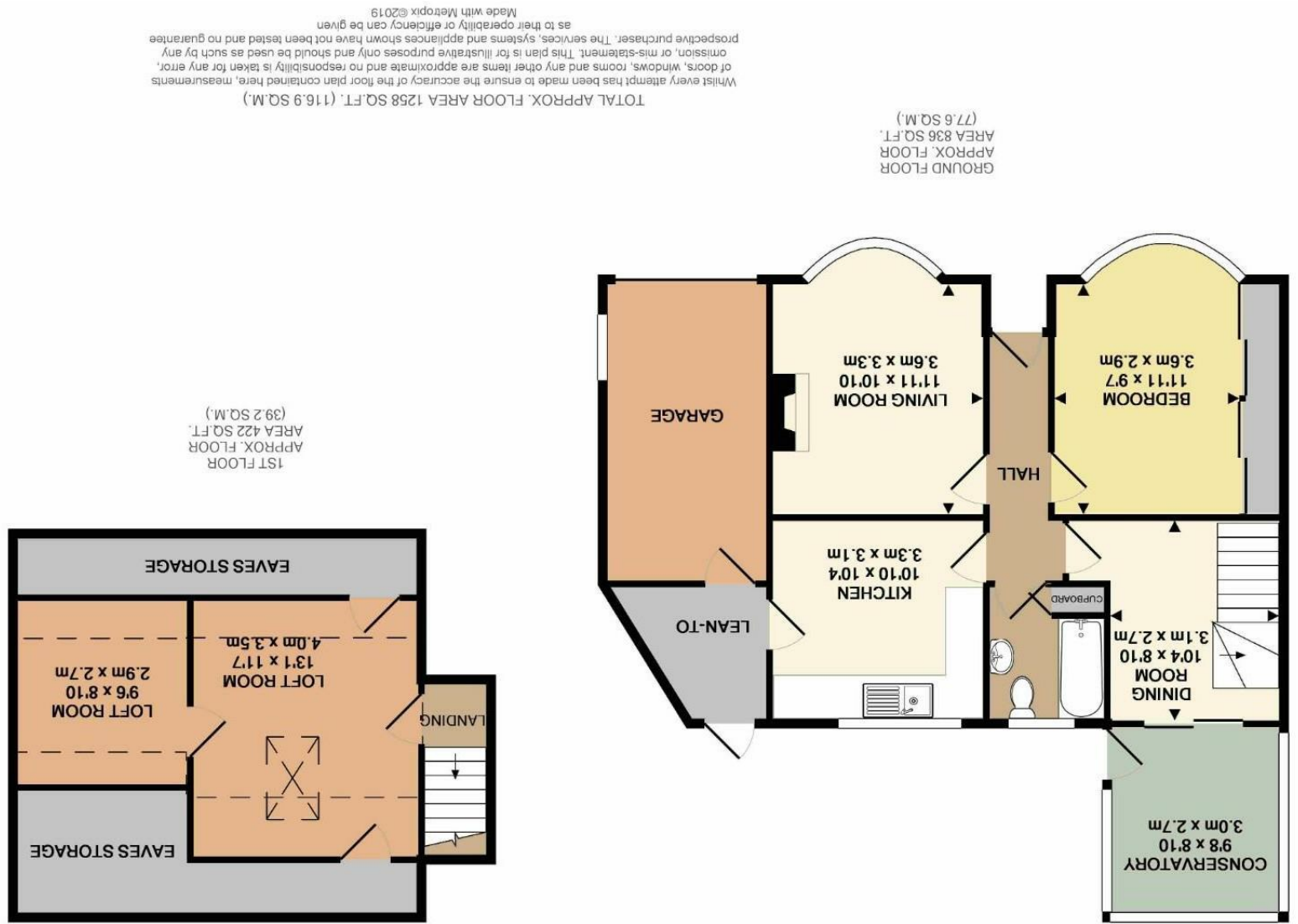


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

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
Not energy efficient - higher running costs	(1-20) G
Current	60
Potential	80

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
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	54
Potential	76



3 Eva Avenue, York
 £270,000



Ashtons



Description

This wonderful double fronted detached bungalow is located to the North of York, in the ever popular residential area of Rawcliffe. Forming apart of a sought after cul de sac, the bungalow boasts spacious and flexible accommodation with landscaped gardens.

The spacious accommodation includes a good sized reception space, conservatory, bathroom and fitted kitchen as well as two bedrooms, one of which is currently used as a dining room. Additionally the property offers a converted loft space, currently used as a study with scope to create another bedroom (subject to planning consent.)

Set on a good plot, the property also benefits from gardens to the front and rear, shed to the rear of the garage, electric and ample driveway parking. Early viewing is essential.