

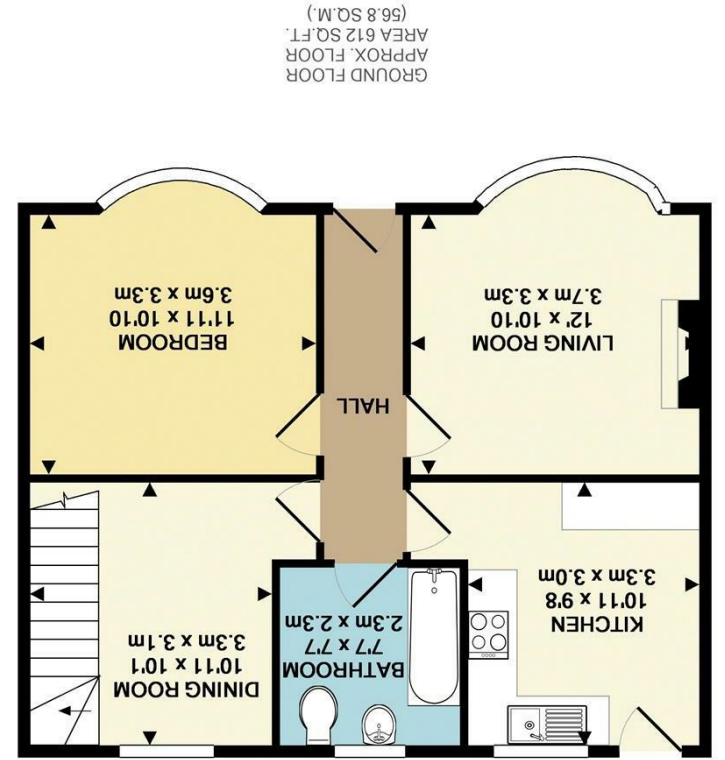
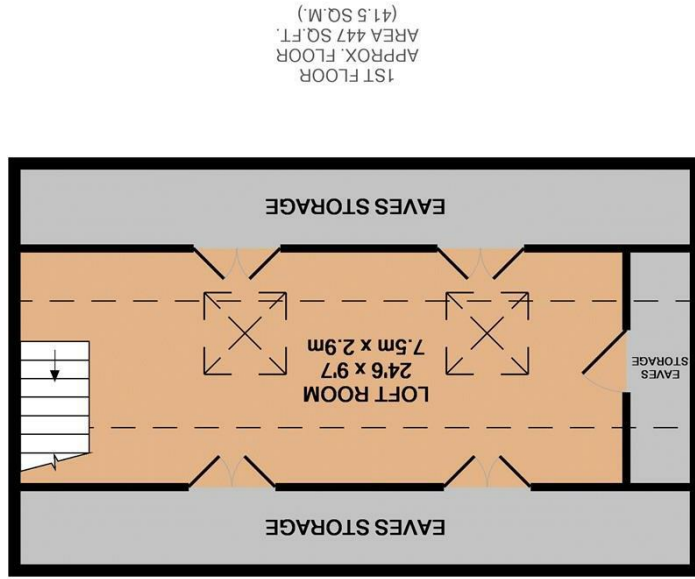
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

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	
Current	55
Potential	81

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Current	49
Potential	78

TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.3 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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37 Almsford Drive, YORK  
 £230,000



Ashtons



## Description

Located to the West of York, is this two bedroom detached bungalow benefiting from an additional loft room. The property is well placed for various commuter links, schools, and Acomb's varied amenities.

The internal accommodation comprises an entrance hall, living room with a bay window, fitted kitchen, two bedrooms one of which has the access to the spacious loft, and a bathroom. Externally, the property boasts driveway parking, a garage and low maintenance front & rear gardens.

Offered with no onward chain viewing is highly recommended.

### List of Rooms:

Entrance Hall - Living Room - Fitted Kitchen - Two Bedrooms - Loft Room - House Bathroom - Gardens Front & Rear - Garage - Driveway Parking