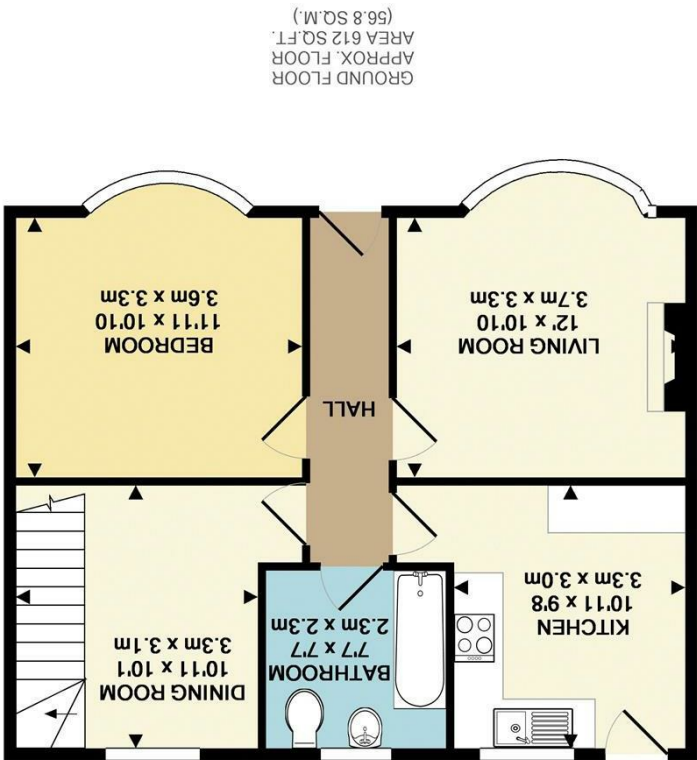
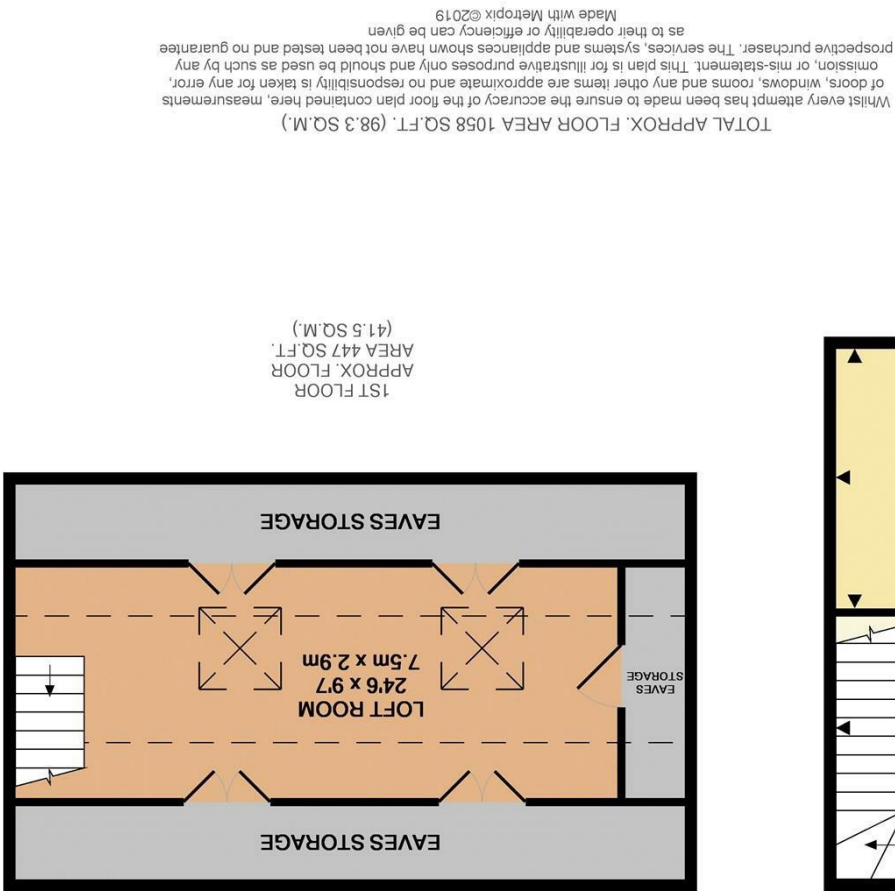


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Potential	Current	Very environmentally friendly - lower CO ₂ emissions
		Not environmentally friendly - higher CO ₂ emissions
78	49	A (92 plus)
		B (81-91)
C	D	(69-80)
		(55-68)
E	F	(39-54)
		(21-38)
G		(1-20)
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
55	81	A (92 plus)
		B (81-91)
C	D	(69-80)
		(55-68)
E	F	(39-54)
		(21-38)
G		(1-20)
England & Wales		
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		(21-38)
G		(1-20)



37 Almsford Drive, YORK
£220,000



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