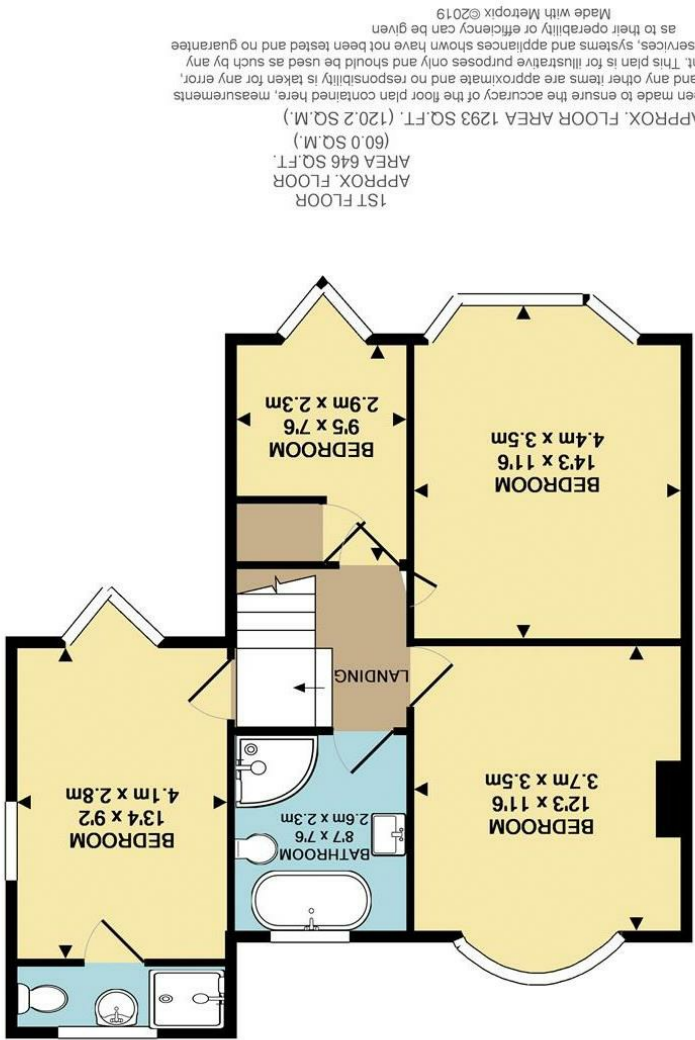




26 Main Avenue, York
£369,950



Ashtons



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 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		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	72	Potential
81		
Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO ₂ emissions		
Current	68	Potential
77		

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

A large semi detached family house that has been tastefully extended by the present owners to take full advantage of this large corner plots with landscaped gardens to 3 sides. The property has a large dining kitchen as well two separate reception rooms with the four bedrooms having the benefit of an additional ensuite. there is also a superb brick workshop garage and off street parking. The property is situated a little over a mile from the centre with a range of amenities practically on the doorstep.

Entrance Hall -- Living Room -- dining Room -- Large Dining Kitchen -- Rear Lobby -- Cloakroom -- 4 Bedrooms -- Bathroom -- Ensuite Shower Room -- Landscaped Corner Gardens -- Brick Garage -- Gas Central Heating -- Pvc Double Glazing