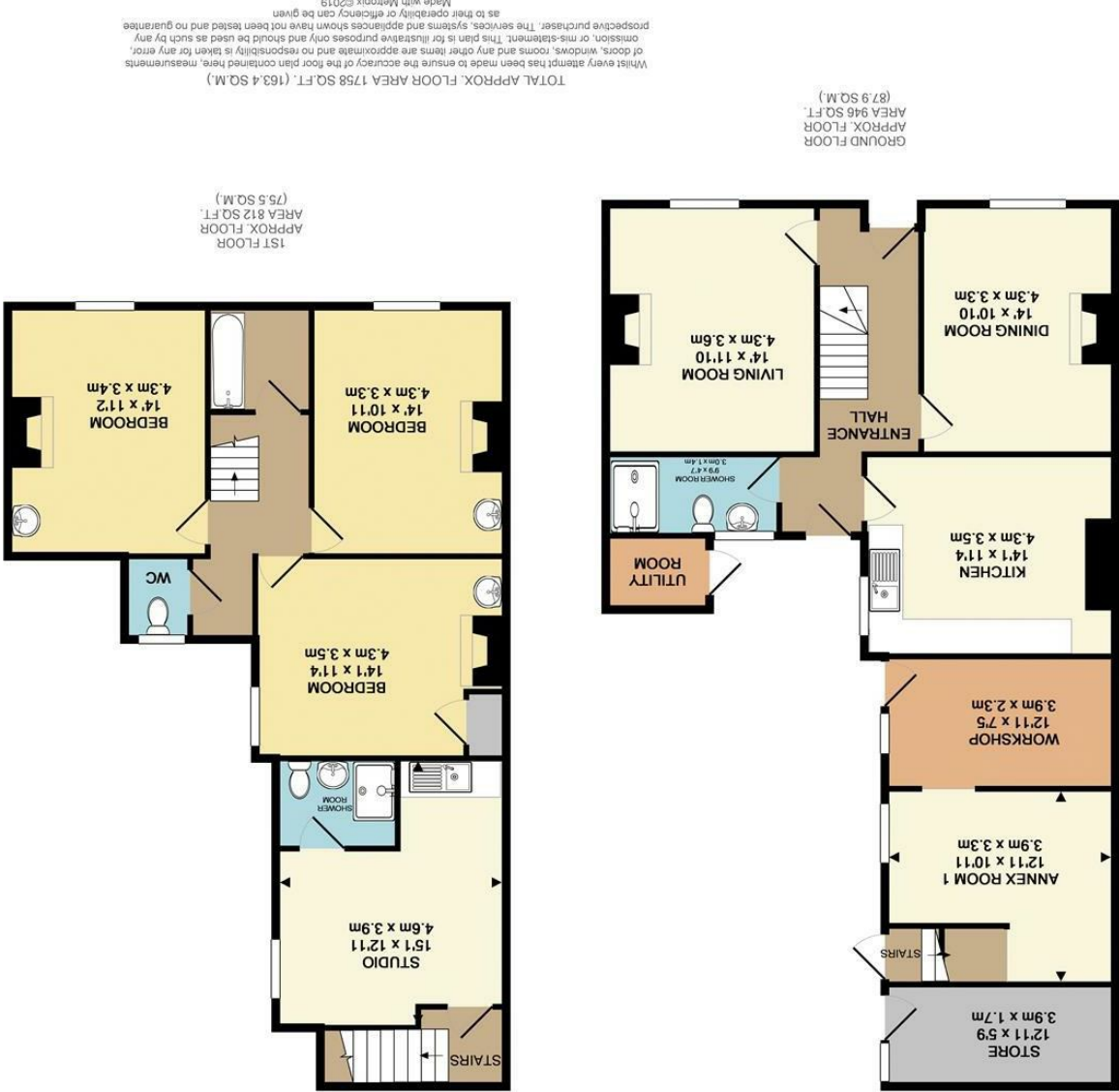


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

Environmental Impact (CO ₂) Rating			
England & Wales			
EU Directive 2002/91/EC			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	77	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	49	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
Very energy efficient - lower running costs			
(92 plus)	A	82	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	59	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



10 Compton Street, York
£320,000





Description

A former dairy, this double fronted period home is hugely deceptive and offers truly spacious accommodation and huge scope. Set just off Clifton Green, a short walk from York City centre and many local amenities, the property still boasts a sense of peace and tranquility. Much loved for many years and well maintained by the current owner, the property has had some modernisation including a recently upgraded kitchen and shower room although some of the property requires improvement. The main property boasts two well proportioned reception rooms, dining kitchen and shower room to the ground floor with three double bedrooms, bathroom and wc to the first floor. To the rear, a separate entrance leads to a first floor self contained studio annex with kitchenette and shower room. In addition, there are two large workshops and a third room; formerly a stable which all with additional improvements and subject to necessary consents, have the potential to offer further accommodation. All set around a larger than average courtyard style garden, the property offers off street parking if required and the opportunity to create a lovely, private garden. Sure to appeal to a range of potential purchasers, early viewing is essential.