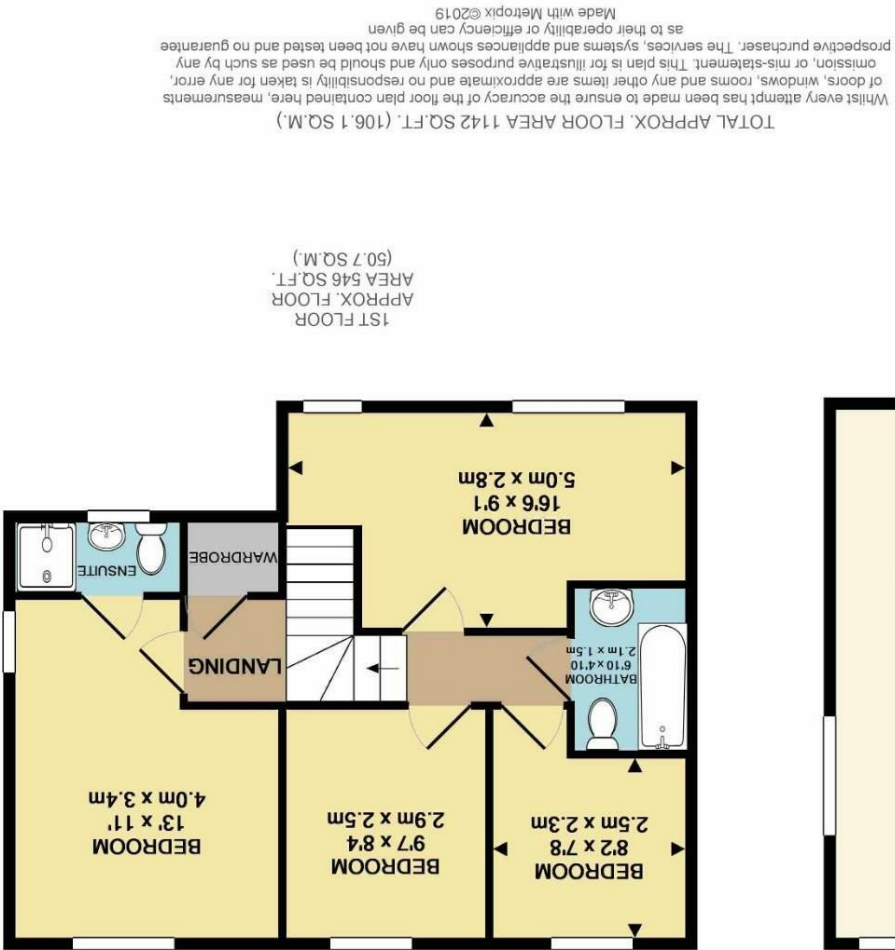


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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, 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	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	71	
Potential	82	
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not environmentally friendly - higher CO2 emissions		
Current	66	
Potential	78	
Environmental Impact (CO ₂) Rating		



39 Alexander Avenue, York
£315,000



Ashtons



Description

This substantial home has been much improved and extended and offers spacious, flexible accommodation ideally suited to a growing family or those looking for additional space. Alexander Avenue is set to the North of York and is well placed for access to the city centre, local amenities including those that Vanguardie has to offer and sought after local schooling. To the ground floor is a good sized reception room with breakfast kitchen to the rear and an additional substantial reception room with ample space for seating and dining areas. To the first floor are four well proportioned bedrooms, bathroom and en suite shower room. Externally, the property boasts landscaped gardens with a large shed / studio and ample driveway parking. Early viewing is essential.