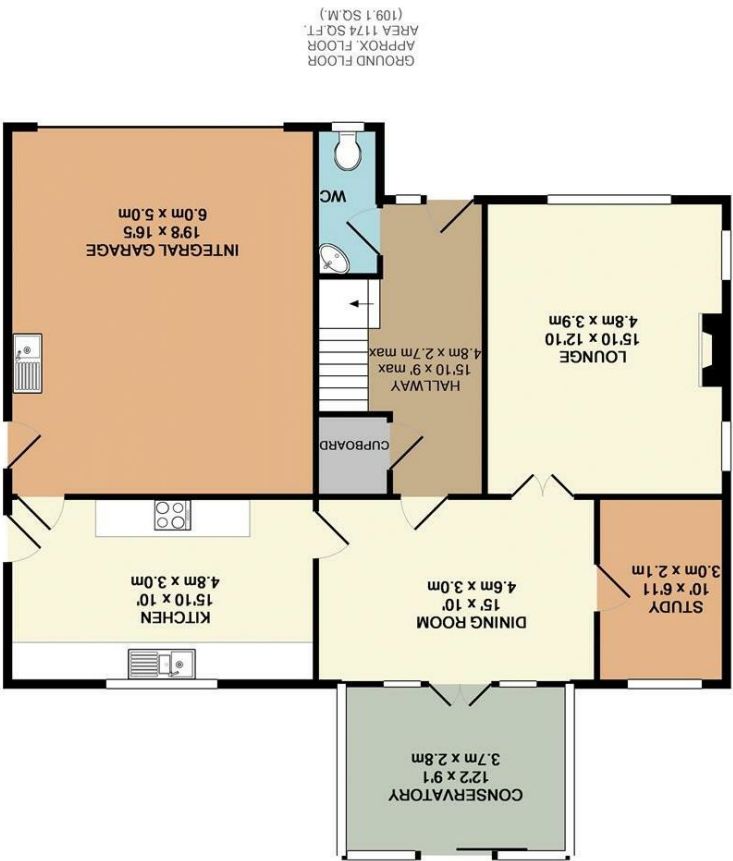
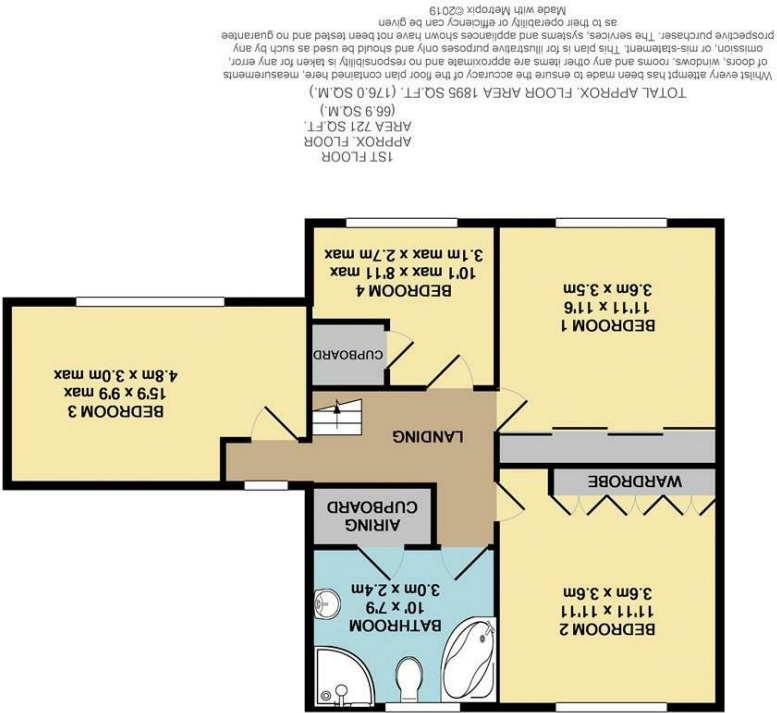


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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	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	51	Potential
78		
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
Current	42	Potential
73		
Environmental Impact (CO ₂) Rating		



9 Charles Moor, York
£550,000



Ashtons



Description

Ashtons are delighted to offer for sale this well proportioned stone built detached family home in this sought after and convenient location, handy for a range of shops and amenities, as well as being approximately a mile from the city centre itself. The property has been very well maintained by the present owners over recent years and benefits from a separate kitchen and dining space with conservatory to the garden. Along with four good sized bedrooms to accommodate family living to the first floor.

The accommodation includes; Entrance hall, living room, dining room, large kitchen, study, conservatory and WC to the ground floor. To the first floor, the property comprises of; four good size bedrooms and family bathroom. Externally the property benefits from a private, lawned rear garden along with off road driveway parking for two vehicles to the front of the house.

Early viewing is essential.