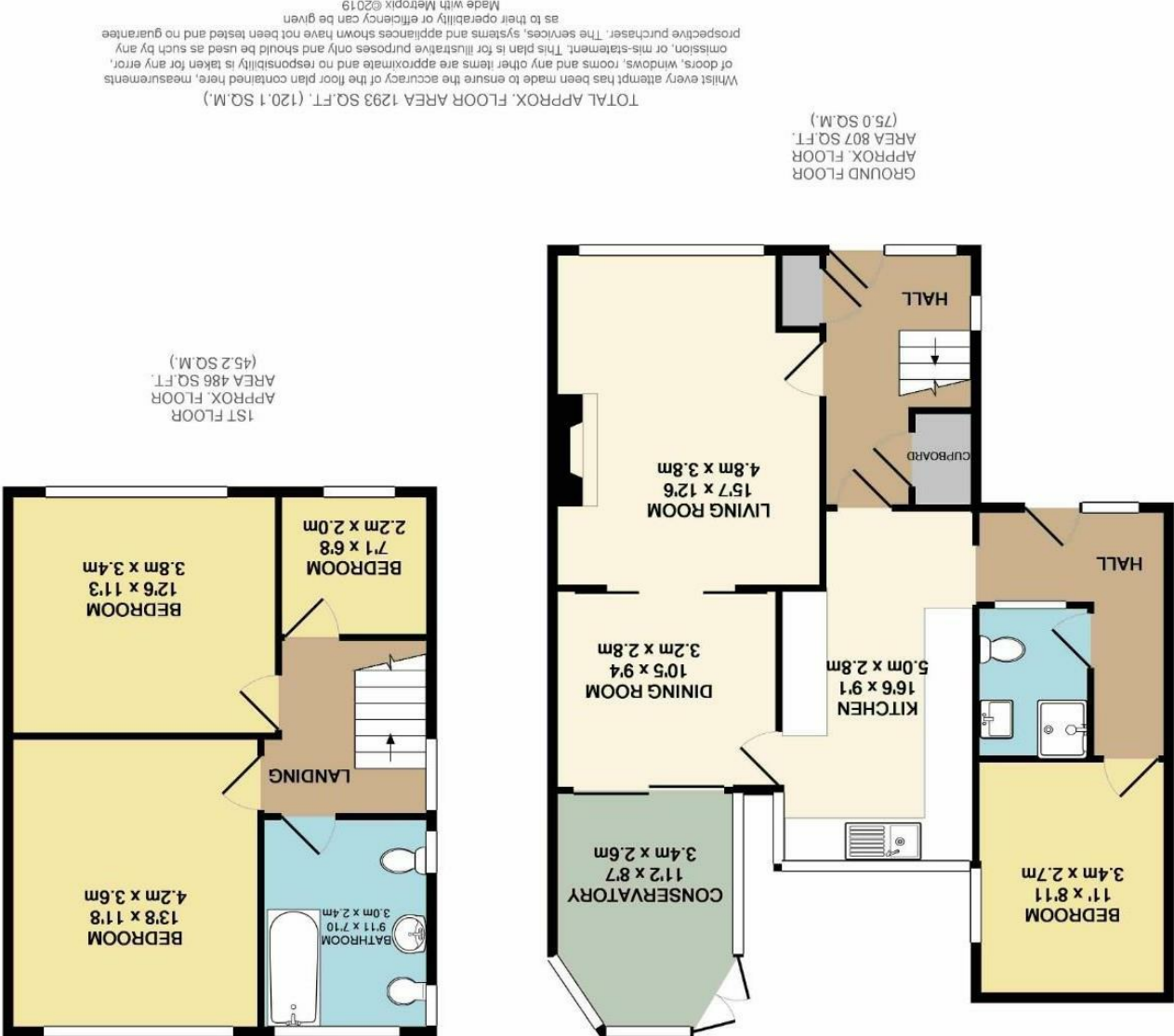


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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		
EU Directive 2002/91/EC		
Potential	Current	Very environmentally friendly - lower CO ₂ emissions
		(92 plus) A
Potential	Current	Not environmentally friendly - higher CO ₂ emissions
		(1-20) G
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		(92 plus) A
Potential	Current	Very energy efficient - lower running costs
		(61-91) B
Potential	Current	Very energy efficient - lower running costs
		(69-80) C
Potential	Current	Very energy efficient - lower running costs
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Potential	Current	Very energy efficient - lower running costs
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Potential	Current	Very energy efficient - lower running costs
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England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very environmentally friendly - lower CO ₂ emissions
		(92 plus) A
Potential	Current	Not environmentally friendly - higher CO ₂ emissions
		(61-91) B
Potential	Current	Not environmentally friendly - higher CO ₂ emissions
		(69-80) C
Potential	Current	Not environmentally friendly - higher CO ₂ emissions
		(55-68) D
Potential	Current	Not environmentally friendly - higher CO ₂ emissions
		(39-54) E
Potential	Current	Not environmentally friendly - higher CO ₂ emissions
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England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
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7 Hawthorne Close, York
£400,000



Ashtons



Description

This wonderful detached home enjoys an enviable position within the ever popular village of Poppleton and boasts a prime spot nestled in a quiet cul de sac yet within easy reach of many local amenities. The village is approximately three miles from York city centre and is well connected via a train station and good road links yet still benefits from the charm of village life including local shops and junior school.

The property has been well maintained and enjoyed yet offers scope for further cosmetic modernisation and although already extended, due to the larger than average plot, there is potential to the side for extension / additional accommodation subject to necessary consents. To the ground floor are two reception rooms, breakfast kitchen and conservatory with an additional annex / ground floor studio with shower room. There are a further three bedrooms to the first floor and house bathroom. Externally, the property currently boasts gardens to the front and rear, garage, workshop and ample driveway parking. Offered for sale with no forward chain, early viewing is essential.