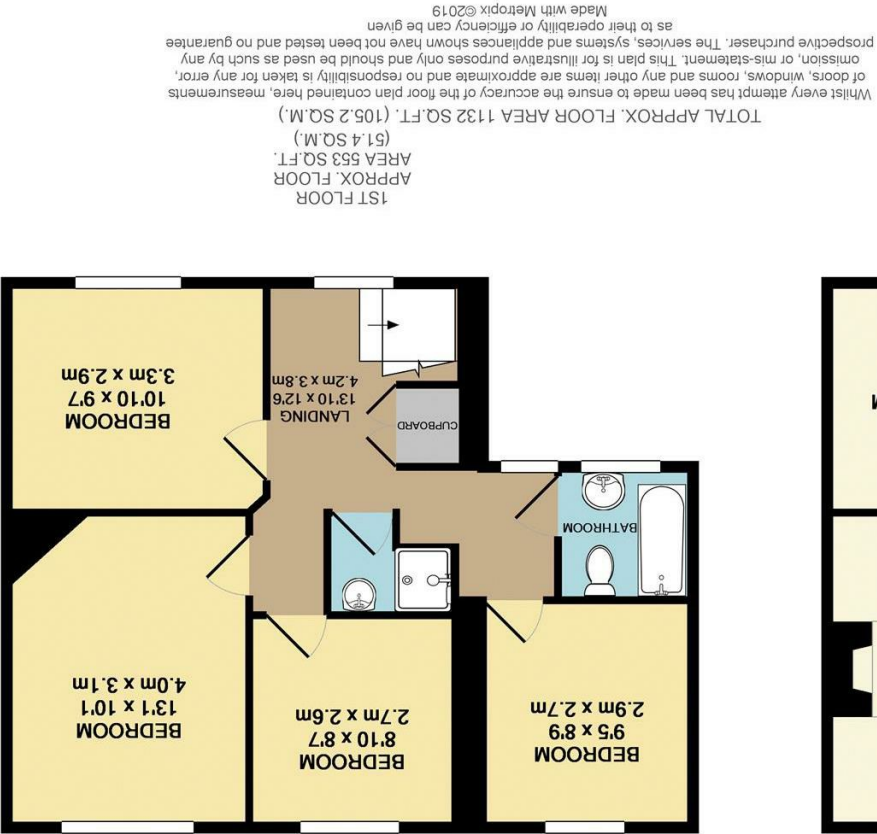


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Current	58	Potential

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Current	64	Potential







Description

Located to the West of York and conveniently placed for access to York City Centre, commuter links and Acomb's varied amenities, is this much loved family home boasting a delightful front garden, spacious living accommodation and four bedrooms.

The internal accommodation comprises an entrance hall, two reception rooms one benefiting from french doors to the rear, and a stylish kitchen/diner.

To the first floor are four well proportioned bedrooms, house bathroom and a shower room.

The property is positioned on a good sized plot with an enclosed rear garden, and a landscaped front garden with driveway parking for several cars. Viewing is recommended to appreciate the spacious accommodation on offer.