



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.

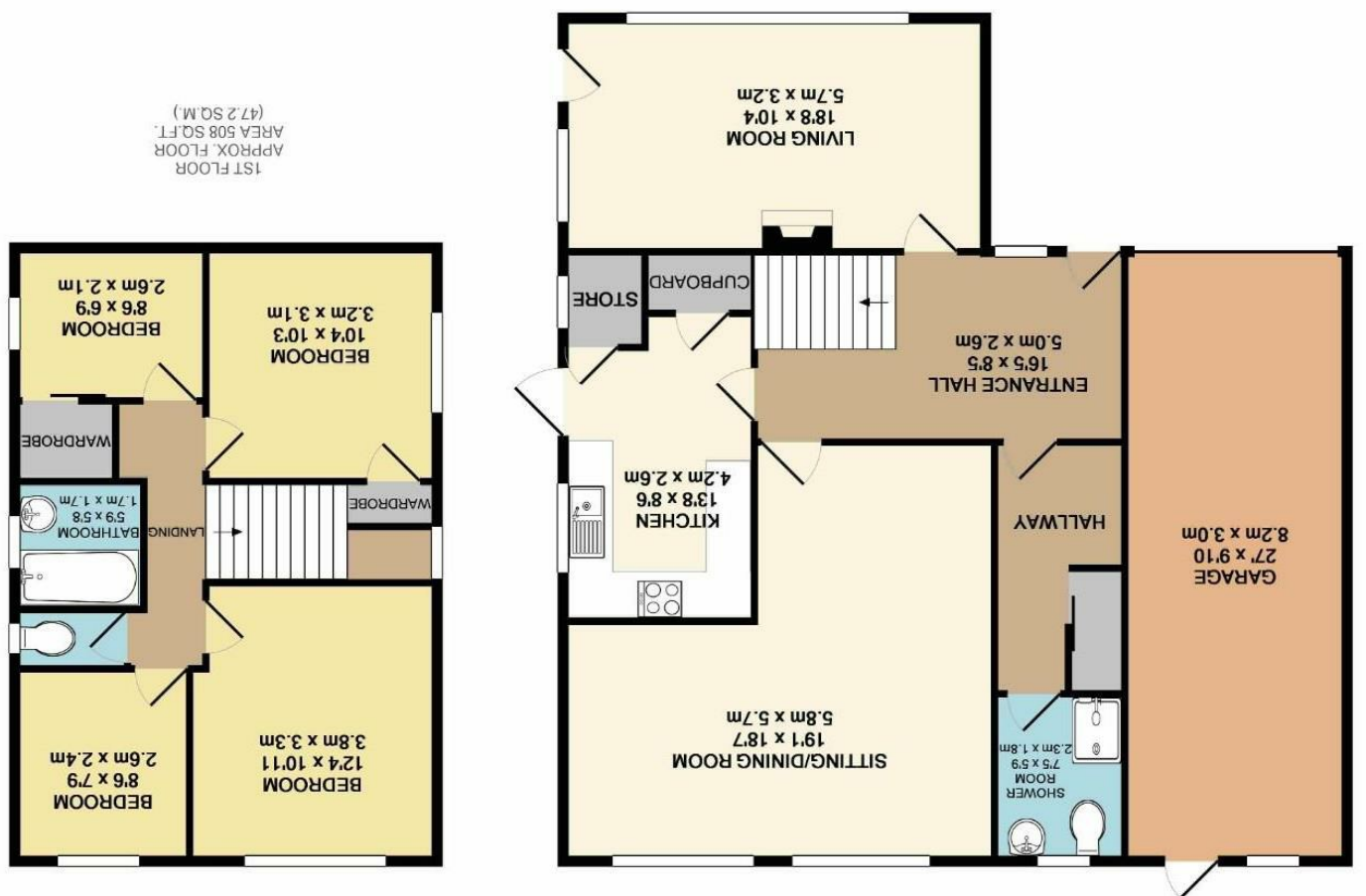
Environmental Impact (CO ₂) Rating	
<div> <div>  <div> <div>EU Directive</div> <div>2002/91/EC</div> </div> </div> <div> <div>66</div> </div> </div>	<div> <div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div> <div>(92 plus) A</div> <div>(61-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(27-38) F</div> <div>(1-20) G</div> </div> </div> <div> <div>Not environmentally friendly - higher CO₂ emissions</div> </div> </div>
<div> <div>  <div> <div>EU Directive</div> <div>2002/91/EC</div> </div> </div> <div> <div>42</div> </div> </div>	<div> <div> <div>Very energy efficient - lower running costs</div> <div> <div>(92 plus) A</div> <div>(61-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(27-38) F</div> <div>(1-20) G</div> </div> </div> <div> <div>Not energy efficient - higher running costs</div> </div> </div>
Potential	Current

TOTAL APPROX. FLOOR AREA 1639 SQ.FT. (152.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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GROUND FLOOR
APPROX. FLOOR
AREA 1131 SQ.FT.
(105.0 SQ.M.)



6 Pear Tree Avenue, York
Offers In The Region Of £500,000





Description

This wonderful detached home enjoys the most enviable position nestled in a much larger than average, mature plot within the ever popular village of Poppleton. Well placed for access to York city centre, good commuter links by rail and road and the many local amenities on offer, this property is sure to appeal to a range of potential purchasers. Although the property has been well cared for and extended, owned by the same family since its construction, due to the plot and style of property there is also huge scope for further development subject to the necessary consents. To the ground floor, a large entrance hall leads to a living room, large second reception room and fitted kitchen with an additional shower room beyond. To the first floor are four bedrooms, house bathroom and separate WC. The wonderful, established gardens must be seen to be appreciated and the benefits also include a garage and ample driveway parking. Offered for sale with no forward chain, early viewing is recommended.