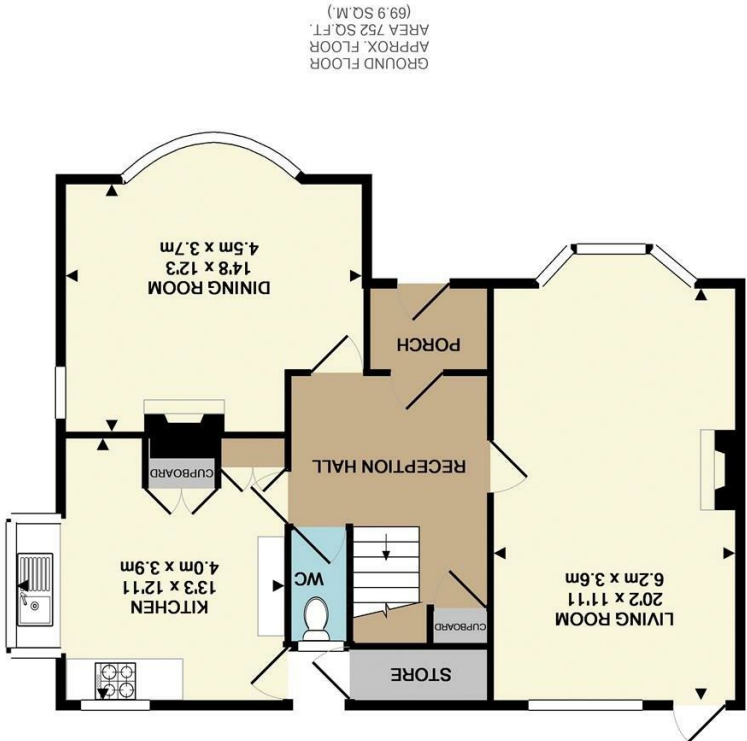
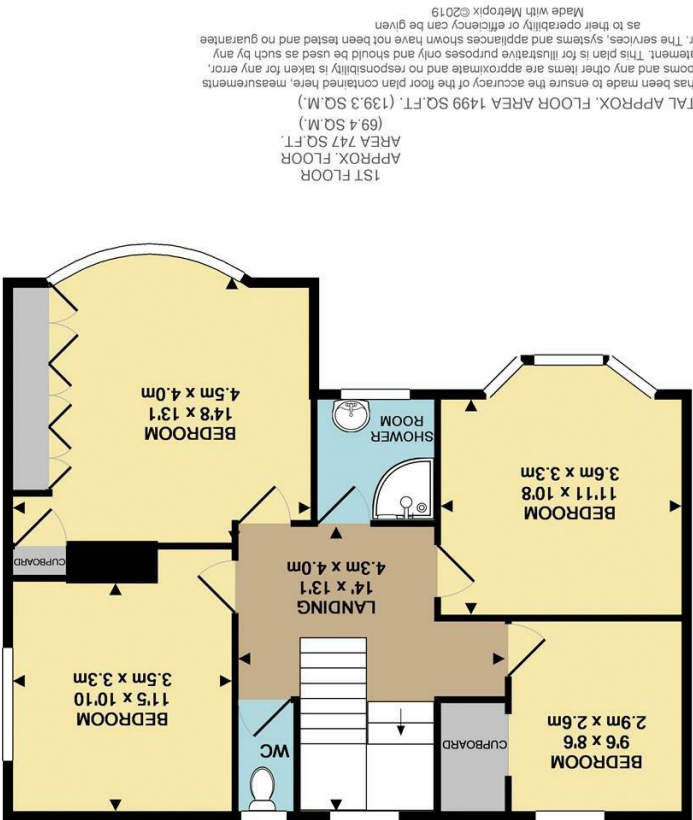


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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	63	
Potential	75	
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	58	
Potential	71	
Environmental Impact (CO ₂) Rating		



13 Hobgate, York
£600,000



Ashtons



Description

Boasting one of the most sought after residential addresses in the city of York, this magnificent family home is set in grounds of approximately a fifth of an acre with mature gardens on all sides. Surrounded with an abundance of shrubs and mature trees, this family home offers scope for extension, subject of course to the usual planning permissions being granted.

The property has been lovingly maintained over the last 50 years by the present owners and is presented in excellent order throughout, benefiting from a large living room which spans the full length of the house to the ground floor, along with a separate dining room; both boasting bay windows. To the first floor the property comprises of four good size bedrooms, shower room and separate WC.

An early inspection is a must to appreciate the size and calibre on offer