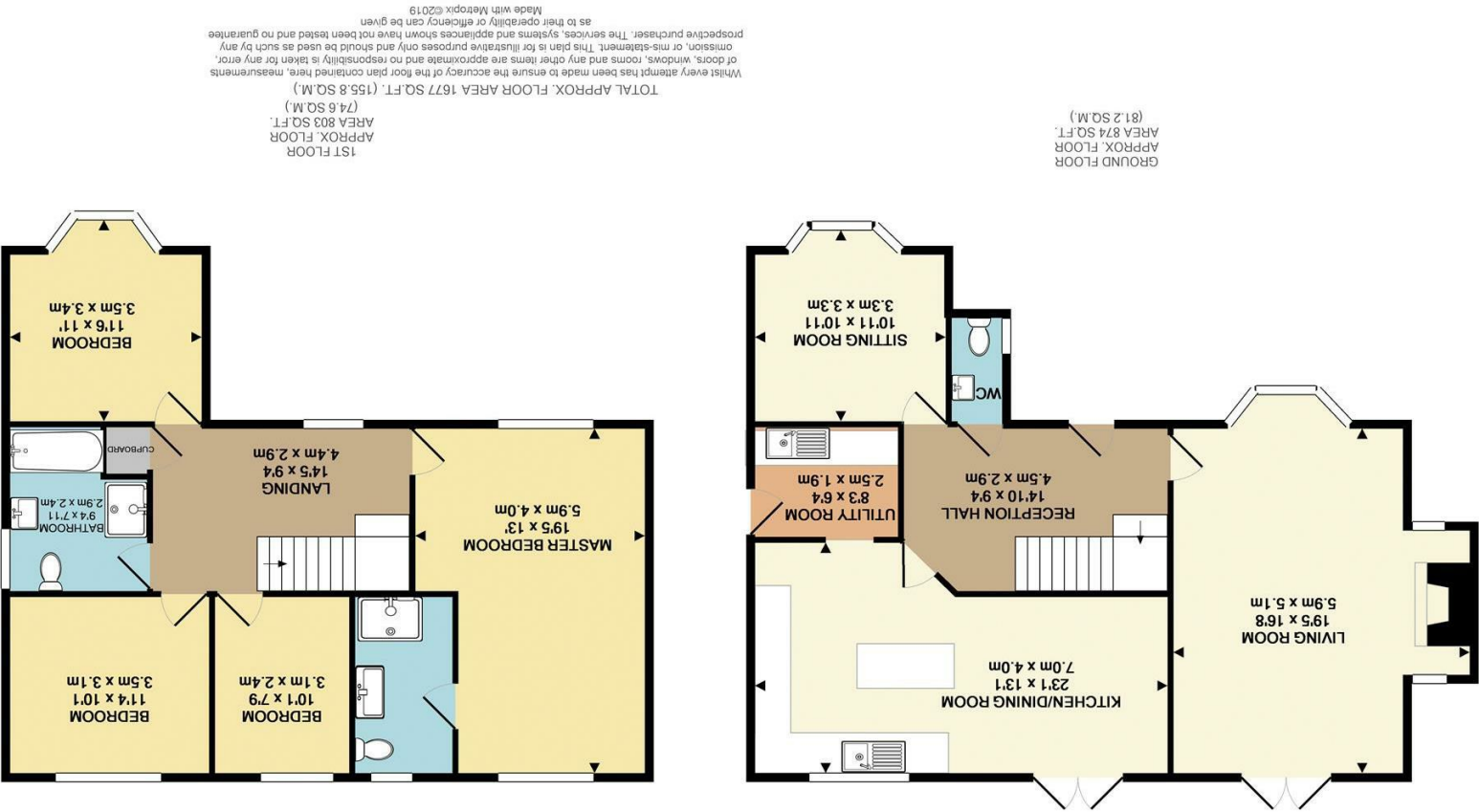


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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, 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	69	
Potential	81	
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 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 CO2 emissions		
Current	66	
Potential	80	
Environmental Impact (CO <sub>2</sub> ) Rating		



23 Lawnway, York  
£675,000



Ashtons





Description

This most substantial detached home enjoys an enviable position in a quiet cul de sac just off Stockton Lane, to the East of York. Lawnway is well located for access to the city centre and great transport links as well as varied local amenities including sought after schooling. Beautifully presented throughout and much improved by the current owners, the property offers flexible accommodation ideal for the many stages of family life. To the ground floor a large reception hall leads to a modern open plan dining kitchen with the added benefit of underfloor heating, a living room with feature fireplace and log burner, as well as a snug or formal dining room. There is a utility room and cloakroom. A staircase leads to four well proportioned bedrooms with en suite shower room to the master and house bathroom. Nestled within mature, beautifully landscaped south facing gardens which must be viewed, the property benefits also include a double garage and ample driveway parking for several vehicles. The property is offered with no onward chain.