

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 | | |
|---|---------|--|
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Very environmentally friendly - lower CO ₂ emissions | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Potential | Current | |
| 78 | 65 | |

| Energy Efficiency Rating | | |
|---|---------|--|
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Very energy efficient - lower running costs | | |
| Not energy efficient - higher running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Potential | Current | |
| 82 | 69 | |



88 Tedder Road, York
£299,950



Ashtons



Description

Located to the West of York for easy access to the A64 and the excellent local amenities of Acomb. This substantial four bedroom detached family home offers an open aspect to the front and plenty of living space, spacious bedrooms, good storage and a good sized rear garden. Accommodation comprises of; entrance hall, WC, large kitchen/diner, living room and a conservatory leading to the garden. To the first floor are four double bedrooms and a family bathroom all leading off a bright and spacious landing hall. Externally the property boasts a driveway, garage and a garden. Early viewing highly recommended.

- List of Rooms:
- Entrance Hall - Kitchen/diner - Living room WC - Four Double Bedrooms - Family Bathroom - Good Storage - Gas Central Heating - UPVC Windows - Driveway - Garage - Front & Rear Garden