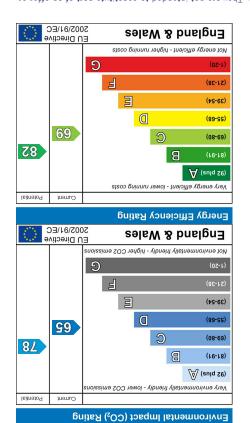
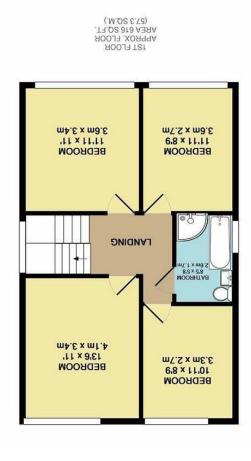
Bootham 01904 659222 Email York@ashtonsnet.com 1 Bootham York Y030 7BN

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 ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of confracts.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other litera are approximate and to responsibility its taken for any end, comission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasen. The services, systems and appliances shown have not been tested and no guarantee prospective purchasen. The services, systems and appliances shown have not been tested and no guarantee as to their operations. TOTAL APPROX. FLOOR AREA 1373 SQ.FT. (127.6 SQ.M.)

GROUND FLOOR APPROX. FLOOR AREA 767 SQ.FT. (.M.O.S. SQ.M.)







£299,950













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