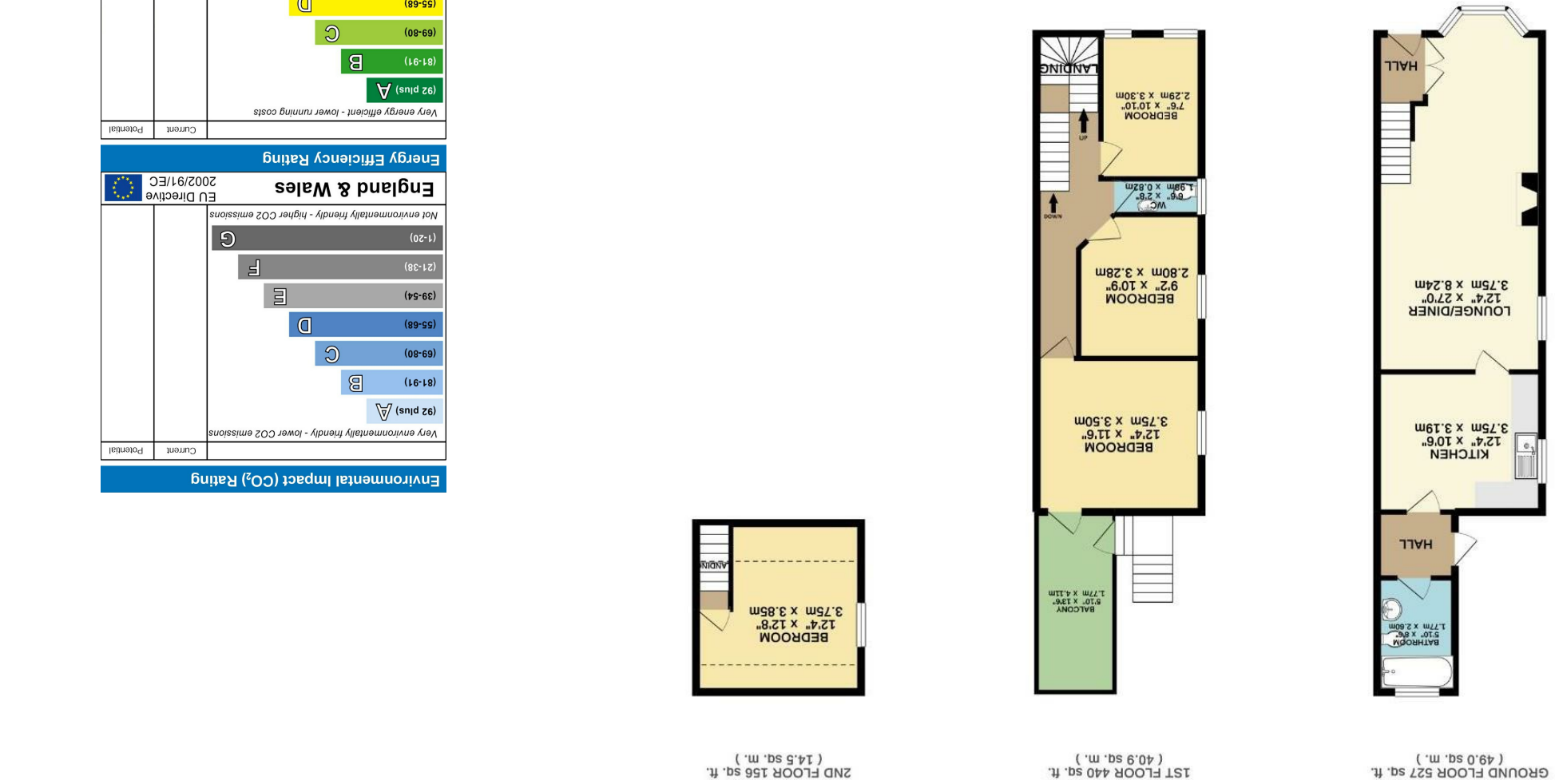


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to help you understand the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
Potential	Current	EU Directive 2002/91/EC
<p>England & Wales</p> <p>Energy Efficiency Rating</p>		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		
Potential	Current	EU Directive 2002/91/EC

<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>Not energy efficient - higher running costs</p>
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Description

Set to the West of York, the property is well placed for access to the City centre, good transport links and the many local amenities the area has to offer. The property benefits from four bedrooms, and has further scope to modernise throughout.

The internal accommodation comprises of an entrance hall, a good sized lounge/diner, kitchen, and a house bathroom. To the first floor are three good sized bedrooms and a WC, to the floor above is a further bedroom.

Externally, the property boasts a balcony area and a courtyard. Sure to appeal to a range of discerning purchasers, viewing highly recommended.