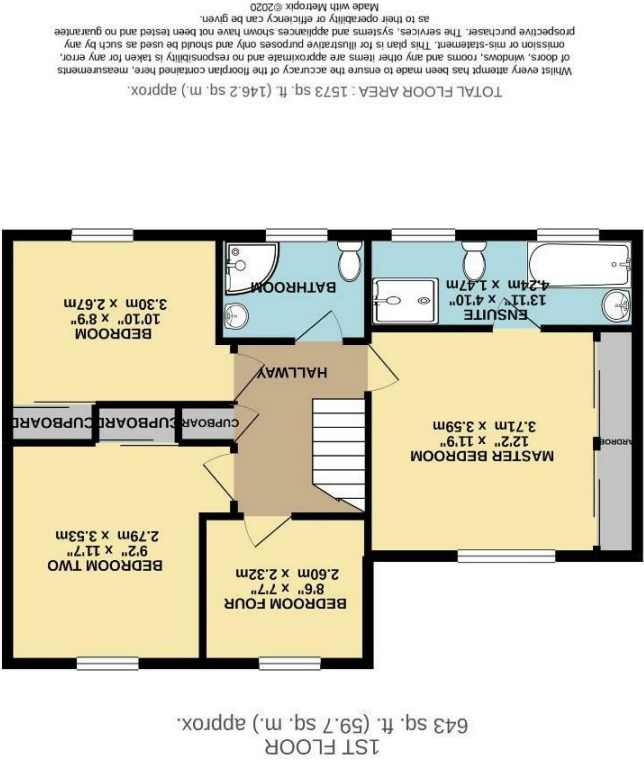


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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, 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	70	Potential
82		
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	65	Potential
78		
Environmental Impact (CO ₂) Rating		





Description

This wonderful detached home is set to the West of York; well placed for access to York city centre, great transport/ commuter links and the many local amenities the area has to offer.

Sure to appeal to a buyers hoping for a spacious family home, viewing is recommended to appreciate all this wonderful property has to offer. An entrance hall leads to two reception spaces with conservatory to the rear. A fitted kitchen overlooking the gardens joins a breakfast room which offers flexibility and also potential to create an open plan dining kitchen.

To the first floor are four bedrooms, house bathroom and large en suite shower room with four piece suite to the master bedroom. Nestled in the centre of a generous plot, the property also benefits from beautifully maintained gardens to the front and rear, garage and ample driveway parking.