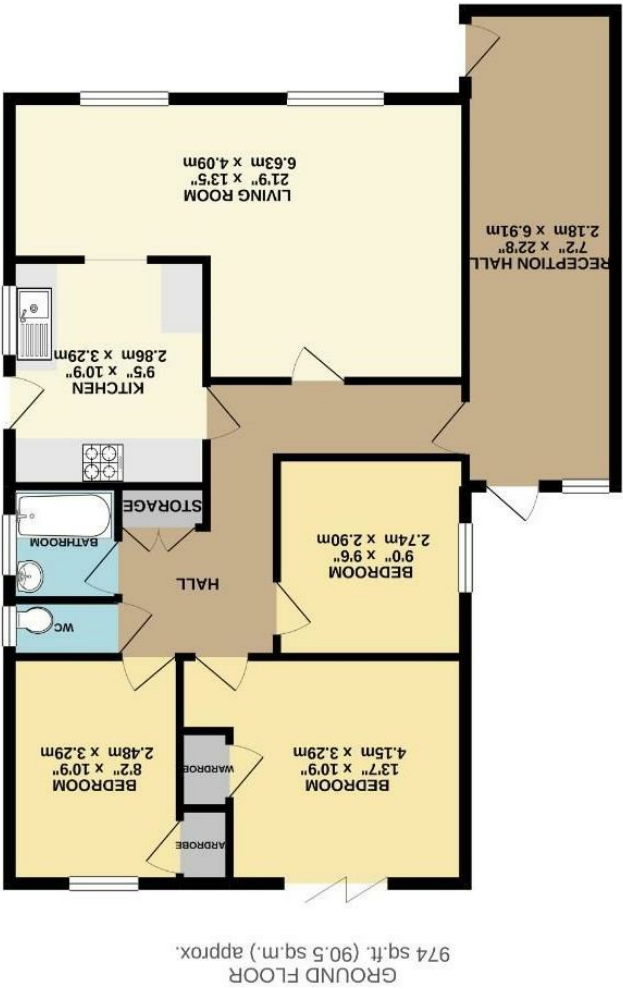


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

While every effort has been made to ensure the accuracy of the description of the property, the description is given as a guide only and should not be relied upon for the purchase of the property. The description is given as a guide only and should not be relied upon for the purchase of the property. The description is given as a guide only and should not be relied upon for the purchase of the property.

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		97
B (81-91)		
C (69-80)		
D (55-68)	60	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



42 The Village, York  
Offers Over £200,000



Ashtons





### Description

#### GREAT INVESTMENT DEVELOPMENT OPPORTUNITY

A substantial three bedroom detached bungalow requiring some modernisation work, set on a large mature plot. The property is situated in this sought after location, on the this non estate position close to the village centre. Stockton On The Forest lies just 3 miles North East of York city centre with easy access to the A64, Monks Cross and Vanguard Retail Park.

This property is best suited for cash purchasers due to the steel frame style construction and the owners desire for a quick sale. This property is of steel framed construction.

Expected to be extremely popular, we are asking for best and final offers by 4pm on Wednesday 3rd March 2021. Exchange is required within 28 days.

Entrance Hallway -- Lounge/Dining/ Kitchen -- 3/ 4 Bedrooms -- Bathroom -- WC -- Front and Rear Gardens -- Garage & Driveway