

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, 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.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	65	
Potential	80	
Environmental Impact (CO <sub>2</sub> ) Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Current	58	
Potential	74	



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020



21 Oakland Avenue, York  
Offers Over £465,000



Ashtons





Description

This wonderful semi detached home is set to the East of York, off Stockton Lane; well placed for access to the heart of the city centre as well as excellent commuter links. Extended and much improved, the accommodation is flexible and spacious, sure to suit the needs of many families.

A large entrance hall leads to two reception rooms of good proportions and a wonderful light and airy dining kitchen. There is also a utility room and cloakroom to the ground floor. Upstairs are three double bedrooms and a fourth room off the master, which can be used as a dressing room, nursery or study. There is also an ensuite to the master room and a family bathroom.

Externally, the property benefits from fabulous sunny mature gardens to the rear, brick built integral store/ small garage and driveway parking. Sure to appeal to a range of potential buyers, early viewing is essential.