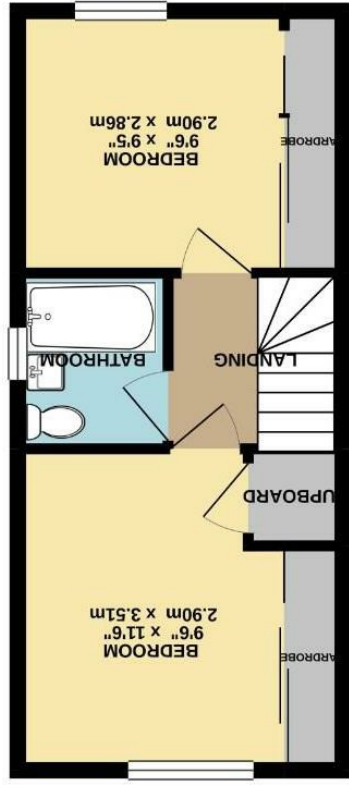


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential



TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.
 Measurements are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.
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7 Blenheim Court,, York
 £219,950



Ashtons



Description

Immaculately presented and beautifully decorated two double bedroom semi detached house occupying a superior plot in a small residential cul-de-sac in the sort after residential location north of York city centre.

The property is located conveniently for the bypass and also the York park-and-ride and there is also a short distance from Clifton Moor retail park. pictures include stylish kitchen with built-in appliances, modern contemporary white bathroom suite, fitted wardrobes, brick built garage with power and immaculate lawned gardens to front and rear with patio Boundry fencing and timber shed.

The property enjoys gas-fired central heating and has PVC double glazing throughout.

List of rooms.

The accommodation comprises, entrance hall, living room, kitchen on the ground floor. Landing, two double bedrooms and family bathroom to the first floor.