



33 Slessor Road



This substantial semi detached home has been thoughtfully and significantly extended to offer spacious, flexible accommodation ideal for a growing family.

Slessor Road is set to the west of York and is well placed for access to the City centre and varied commuter links as well as the many local amenities the area has to offer. An entrance hall leads to reception room, much larger than those ordinarily expected of such a property. Beyond is the dining kitchen which has been recently upgraded and boasts a range of fitted units and integrated appliances with a utility room and cloakroom to the rear. There are four bedrooms to the first floor which are all of good proportions, house bathroom and an en- suite shower room.

Nestled in a lovely plot, the property also benefits from beautifully landscaped and well stocked gardens, garage and driveway parking. Viewing really is essential!

- Large family home
- Four bedrooms
- Sought after location
- Luxury, modern kitchen
- Well presented and maintained
- Gardens, garage and driveway parking
- EPC to be advised

£285,000

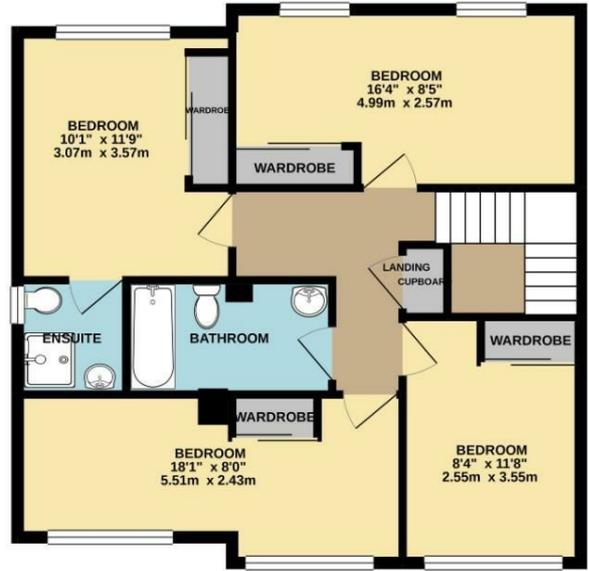


Ashtons

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.

Whilst 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, omission or mis-statement. 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.