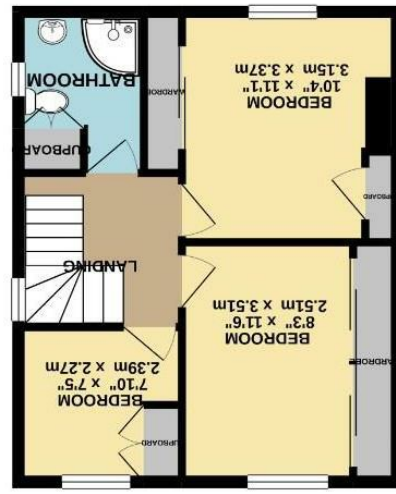


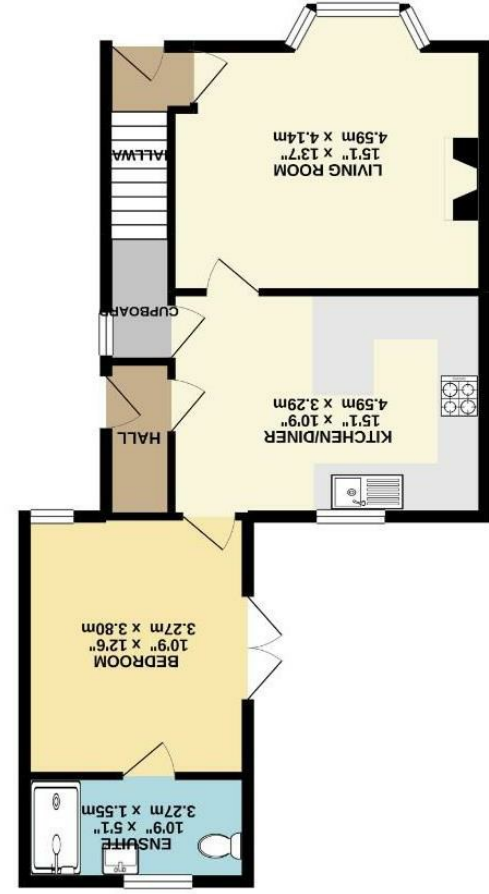
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

What every attempt has been made to ensure the accuracy of the figures contained here. Measurements of rooms, floors and any other areas are approximate and no responsibility is taken for any error. Prospective purchasers. The services, fixtures and appliances shown here are shown as they are. Plans to their own responsibility or otherwise can be given. Plans were measured 01/2020

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)
Not energy efficient - higher running costs	G (1-20)
Current	58
Potential	81



1ST FLOOR 411 sq.ft. (38.2 sq.m.) approx.



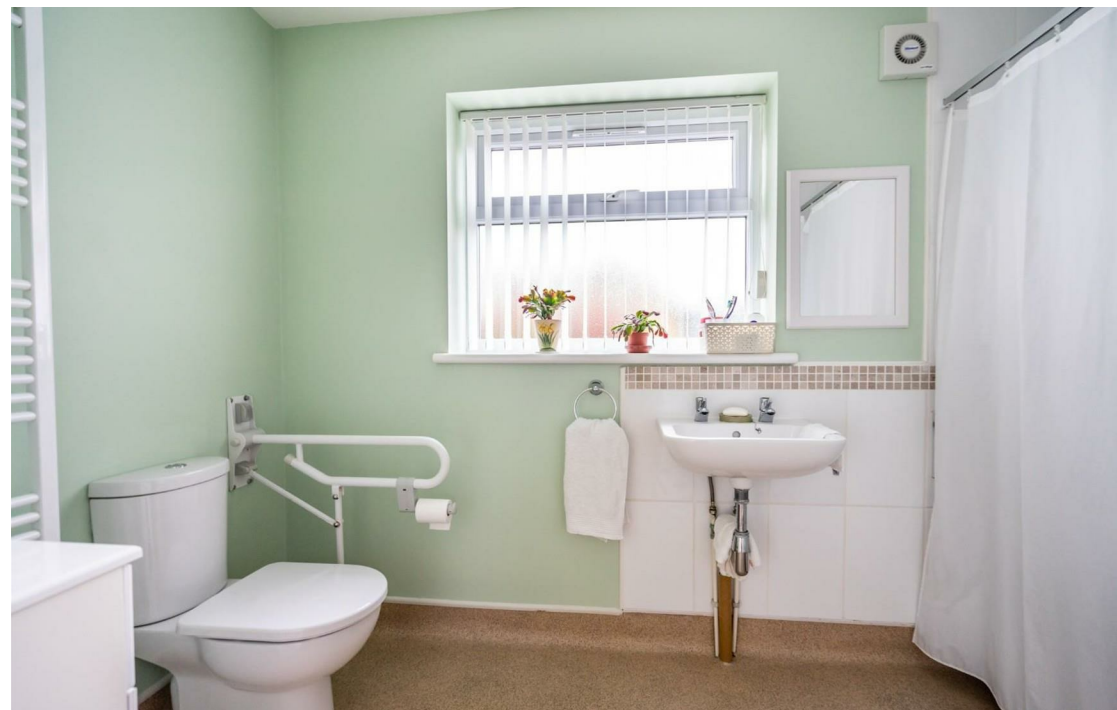
GROUND FLOOR 609 sq.ft. (56.6 sq.m.) approx.



64 Dodsworth Avenue, York
 £250,000



Ashtons



Description

This substantial home is set to the East of York, within walking distance of the city centre and well placed for transport links and varied local amenities. The property has been extended, adding to the already spacious accommodation which now offers true flexibility, currently used as a ground floor bedroom with en suite, accessible shower room the space could work well as a home office or additional bedroom.

There is a good sized reception room and dining kitchen to the ground floor. There are three further bedrooms to the first floor and house bathroom.

Set on a good sized plot, the property also benefits from lawned, landscaped rear gardens and driveway parking. A lovely home sure to appeal to a range of potential buyers, early viewing is essential.