

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.

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (91.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (1-20)
	F (21-38)
	E (39-54)
	D (55-68)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	79
Potential	81

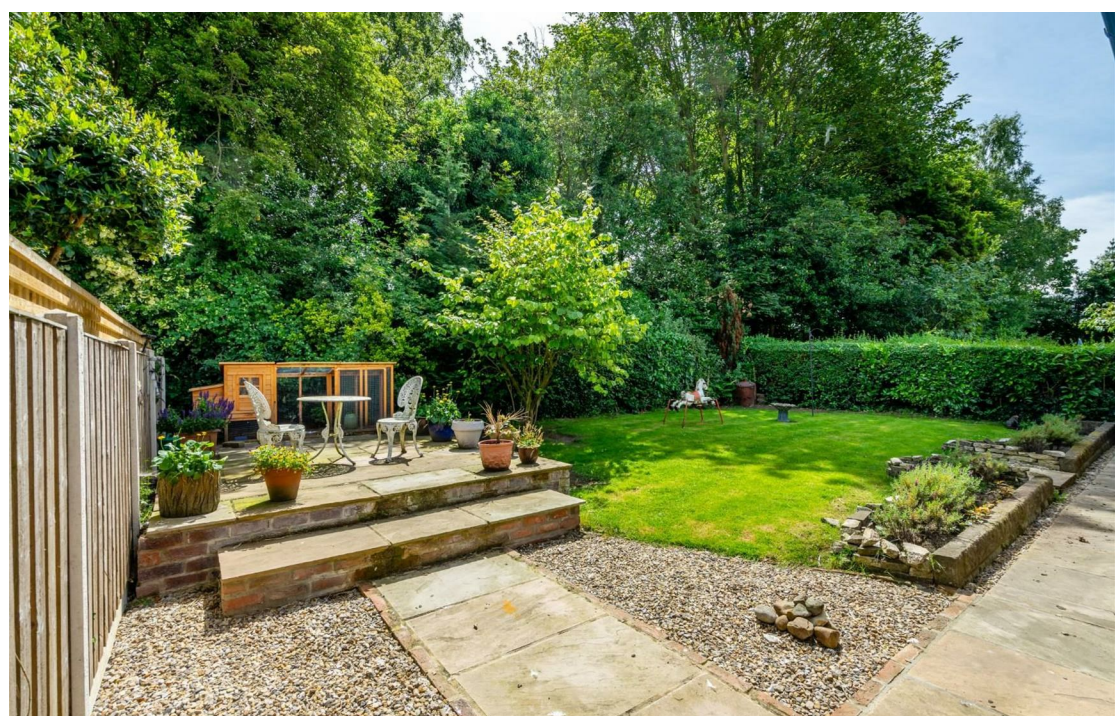
Energy Efficiency Rating



15 Croftway, York
 £385,000



Ashtons



Description

This beautifully presented three bedroom detached period bungalow, is located in a highly sought after position just off The Green in Acomb. The property has been subject to a scheme of modernisation and renovation, the property opens to a good sized entrance hall with accommodation split conveniently into two halves; the main living accommodation on the left and the bedrooms and bathroom on the right.

The true hub of the home is the bespoke fitted kitchen boasting a breakfast island and integrated appliances, leading into a spacious lounge/diner with French doors opening into the garden.

Outside, the property is boasts front and rear gardens, and a single detached garage. There is a driveway providing parking to the front. In summary, this is an individual detached bungalow, in a highly sought after location. Offered with no onward chain, viewing is highly recommended.