

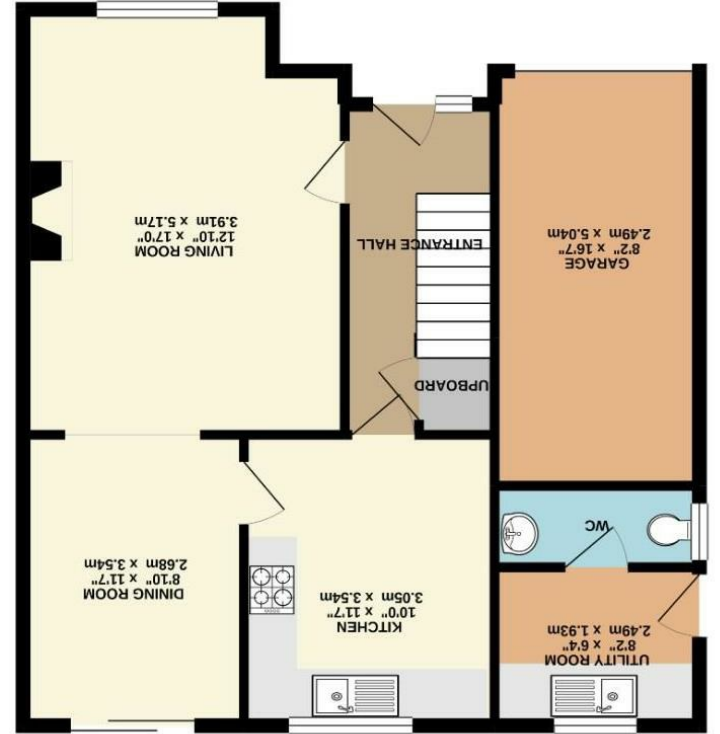
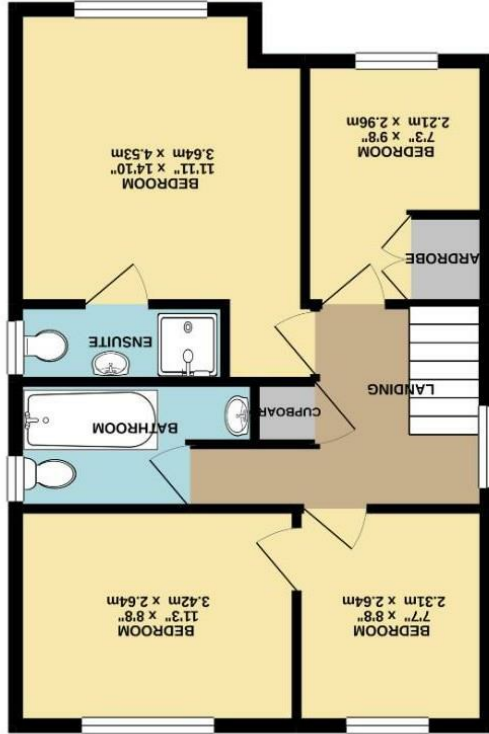
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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	
(1-20) G	
Not energy efficient - higher running costs	
Current	69
Potential	82

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
Current	
Potential	

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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TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.



63 Alness Drive, York
 £395,000



Ashtons



Description

This is a fantastic four bedroom detached family home in the popular area of Woodthorpe. Entering the property through the front door there is an entrance hall which leads into a large open plan living/dining room with patio doors leading out to the garden. There is a good sized kitchen with wall and base units with space for dining leading into a utility room and a downstairs WC. Upstairs there is a large master bedroom with an en-suite shower room. There are three further bedrooms and a family bathroom. Externally there is a large and well maintained rear garden with evergreen borders, a large driveway with plenty of parking and a garage.