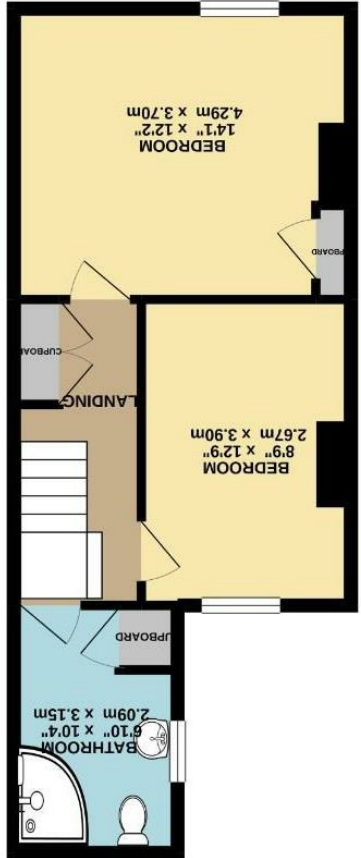
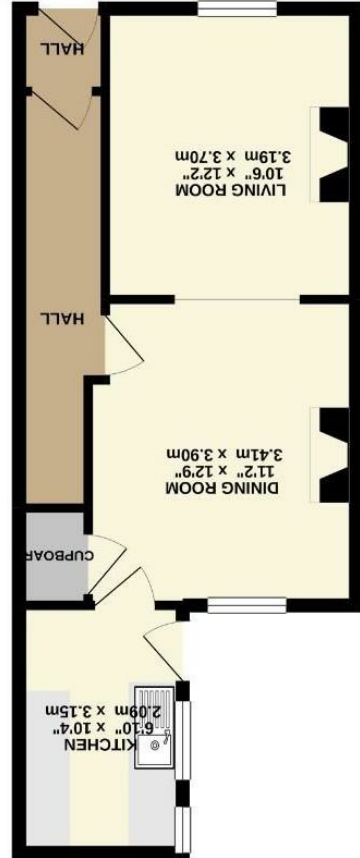


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and any other areas are approximate and do not necessarily conform to any standard. It should be noted that the floorplan is a guide only and should not be relied upon for the purchase of the property. The services, appliances and specific fittings have not been tested and no guarantee is made with respect to their condition or operation.



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	56
Potential	74

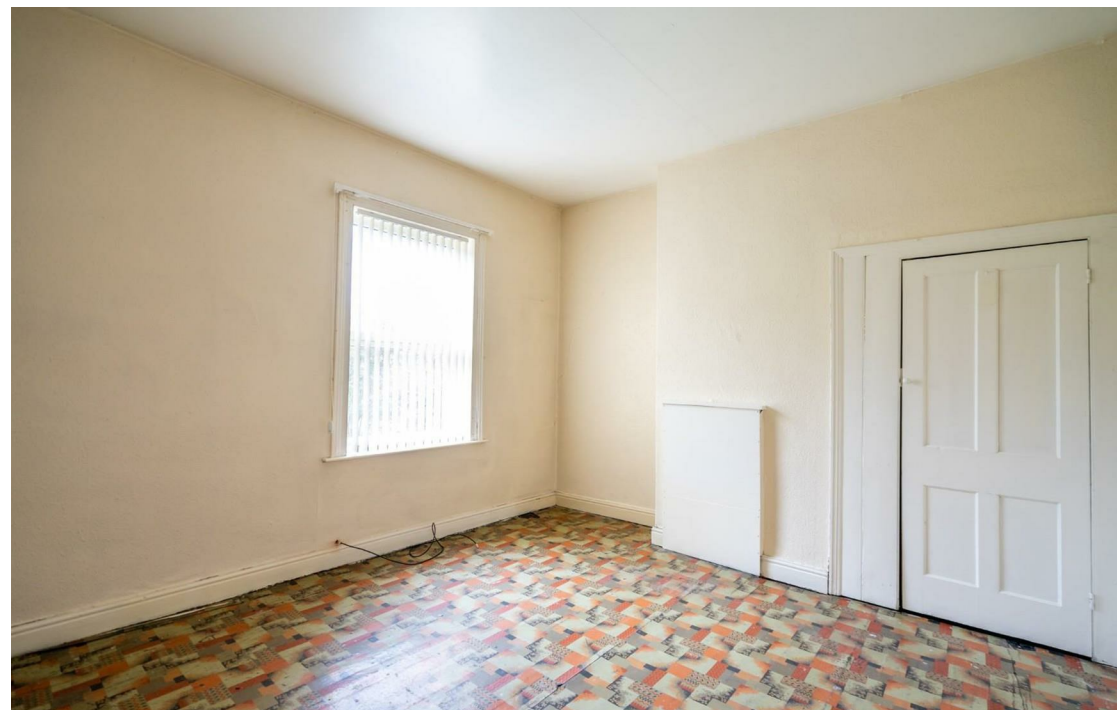
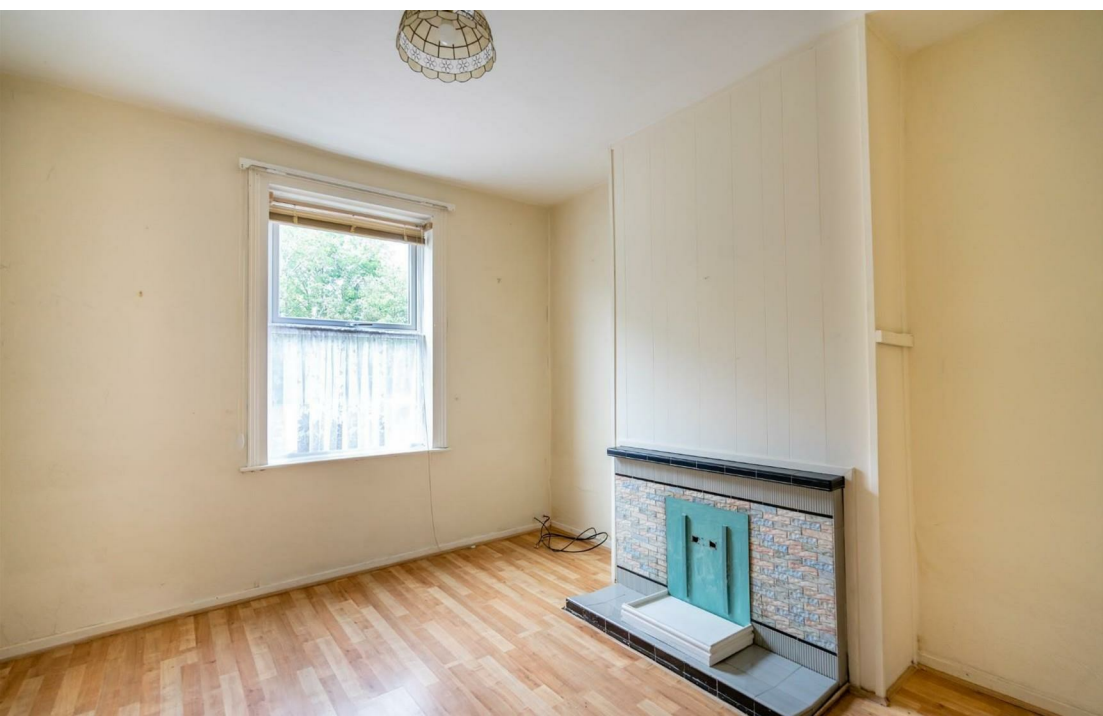
Energy Efficiency Rating



42 Garnet Terrace, York
 £190,000



Ashtons



Description

Located to the West of York in a popular residential area is this two double bedroom, period home. The property would make an ideal first time buyer home or investment purchase. In need of some modernisation, viewing is highly recommended.

The internal accommodation comprises of two well proportioned reception rooms, and a kitchen. To the first floor are two double bedrooms and a house bathroom. To the rear is a courtyard and on street parking is available. Offered with no onward chain.