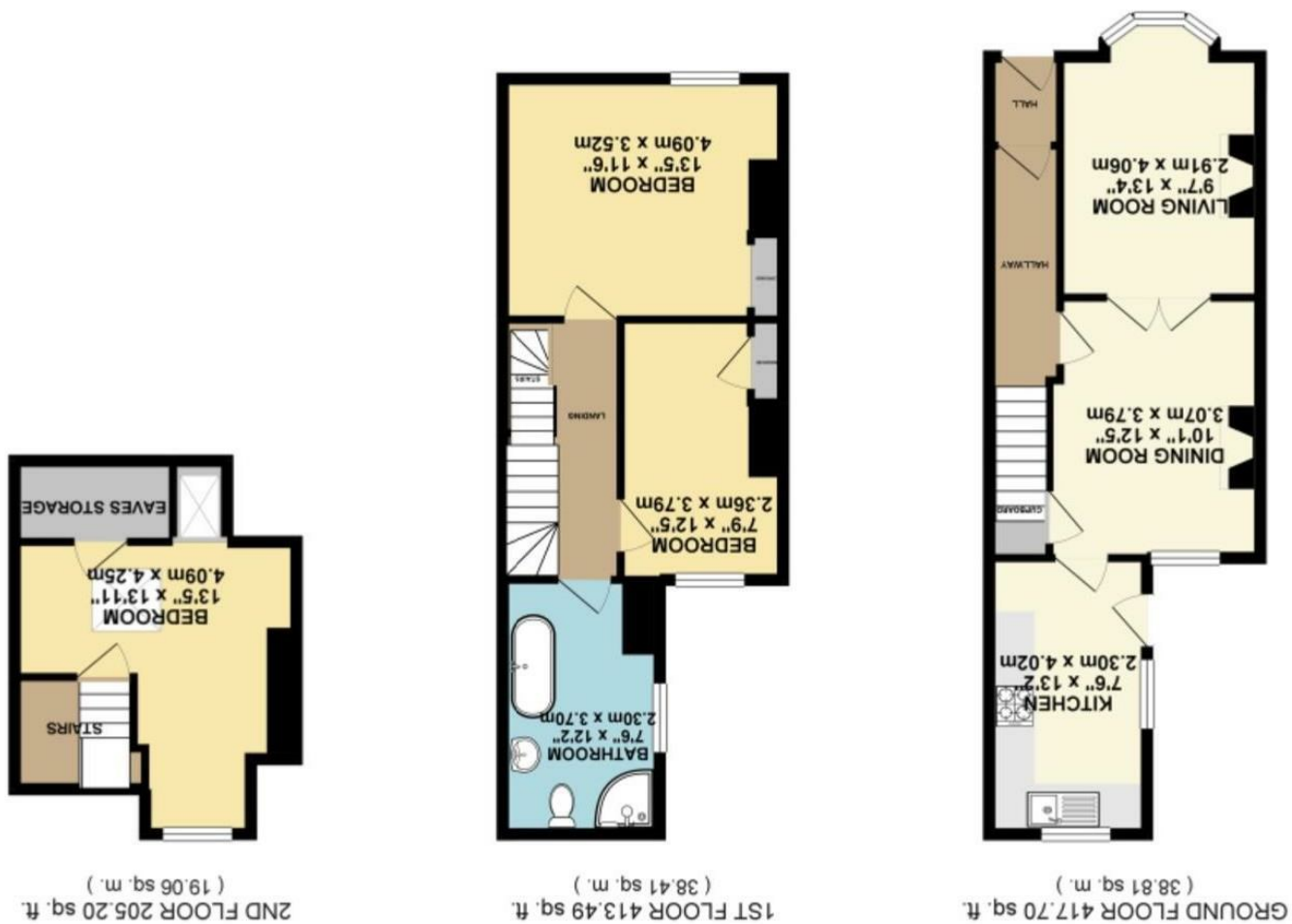


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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 effort has been made to ensure the accuracy of the layout contained here, measurements of rooms, rooms and drive are approximate and no responsibility is taken for any error of omission, error or delay in the preparation and the preparation of plans or any other information. The services, systems and appliances shown here are based on the information provided by the prospective purchaser. The services, systems and appliances shown here are based on the information provided by the prospective purchaser. As to their quantity or efficiency, we can give no guarantee. Plans will vary from those shown.

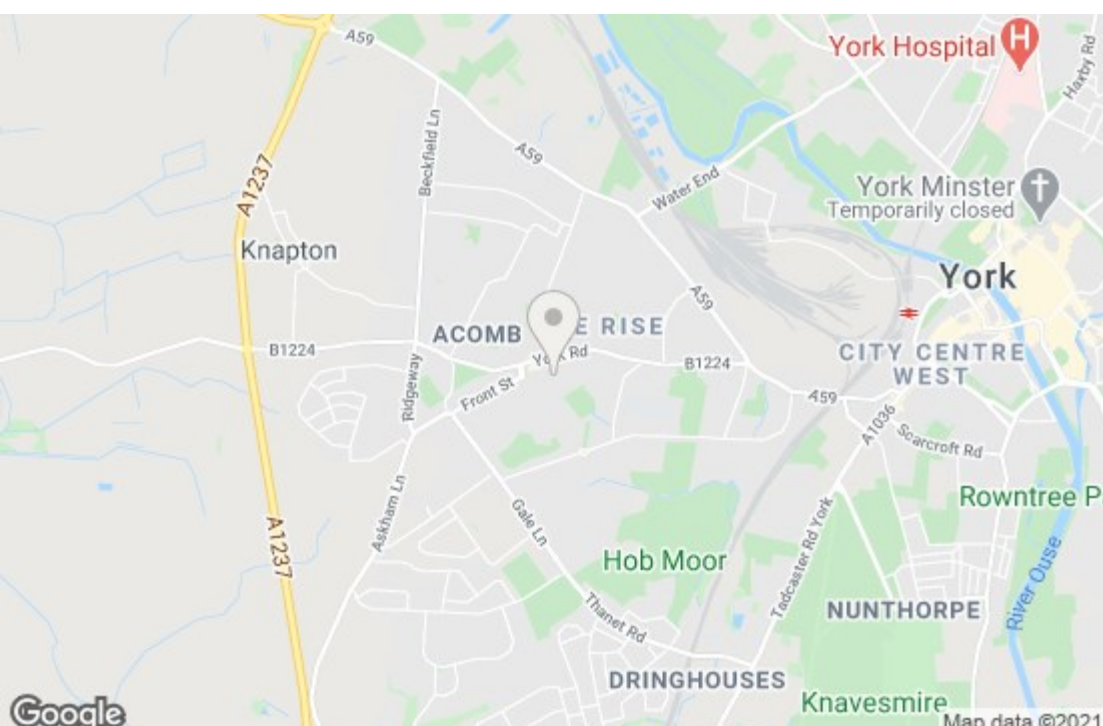
TOTAL FLOOR AREA: 1026.39 sq. ft. (96.28 sq. m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		76



57 Beaconsfield Street, York
 £229,500





Description

OFFERED FOR SALE WITH NO FORWARD CHAIN.

This most attractive period home is set to the West of York, a most sought after area, Beaconsfield Street is well placed for access to the city centre, excellent commuter links and just a short stroll from the wealth of local amenities Acomb has to offer.

The property has been well maintained and offers spacious, flexible accommodation with all rooms of excellent proportions. An entrance hall leads to two good sized reception rooms and large kitchen to the rear which is fitted with a range of units and still boasting space for a breakfast area. Set over the first and second floors are three bedrooms with ample fitted storage and are served by a large house bathroom fitted with modern four piece suite. Externally, is an enclosed courtyard style garden with large brick workshop, with electrical sockets & lighting.

Sure to appeal to a range of buyers, early viewing is essential.