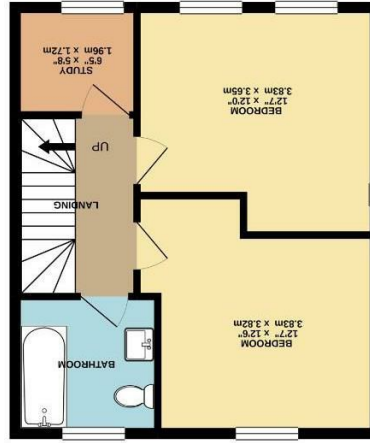


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

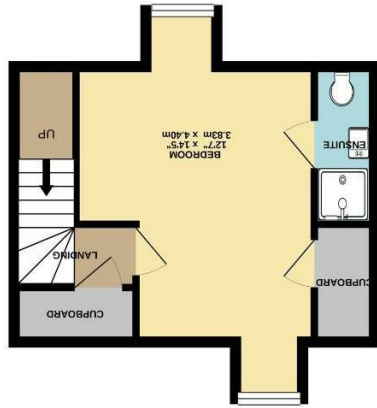
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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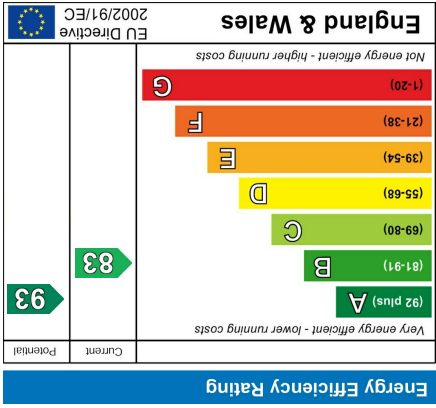
1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



63 Green Lane, York
£300,000



Ashtons



Description

This impressive newly constructed detached property stands at the front of this exclusive development of four lovely homes built by renowned local house builder.

Ideally positioned for access to York city centre, varied commuter links, popular schools and just a short walk from the many local amenities the area has to offer, the property is sure to appeal to a range of potential buyers. Finished to the highest of standards and offering modern, flexible accommodation; viewing is essential to appreciate the level of space and light as well as the styling throughout.

An entrance hall leads to an open plan living room with ample space for seating and dining areas adjacent to the kitchen which is fitted with a range of units and appliances. There is a good sized utility room and separate cloakroom to the ground floor. To the first floor are two double bedrooms and excellent study / nursery served by house bathroom fitted with a quality suite and attractive tiling. To the top floor a further double bedroom is complemented by an en suite shower room and fantastic storage space.

Externally, the gardens boast lawned and paved areas and off street parking.