

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	64
Potential	81

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
(81-91) B	
(69-80) C	
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(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	
Potential	



TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.
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17 Rosedale Avenue, York
 £250,000





Description

Situated in this sought after and convenient location with a range of shops and local amenities practically on its doorstep.

The property has undergone a scheme of modernisation and has been meticulously maintained by the previous owners with the balance of a mature and well proportioned garden to the rear.

The accommodation includes two reception rooms and kitchen on the ground floor with 2 double bedrooms and a bathroom on the first floor. Outside is a driveway with carport as well as a detached brick workshop/store.