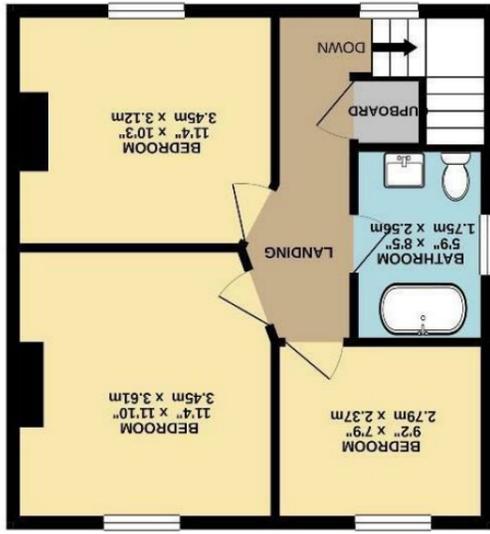


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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	72
Potential	87

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	29
Potential	73

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 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



1ST FLOOR 443 sq.ft. (41.2 sq.m.) approx.



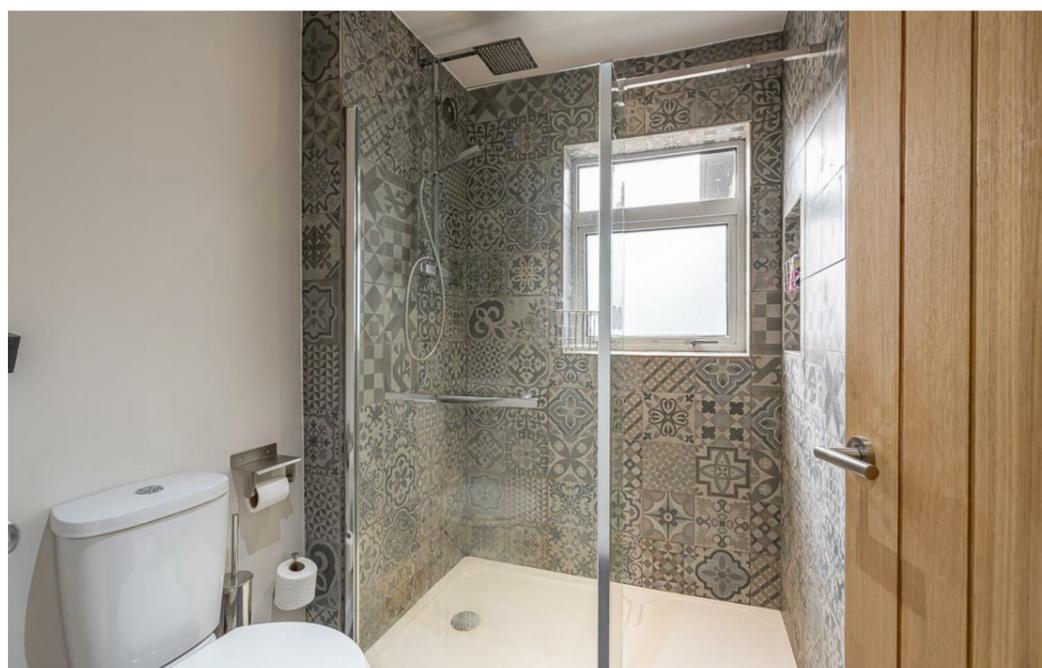
GROUND FLOOR 592 sq.ft. (55.0 sq.m.) approx.



19 Carrington Avenue, York
 Offers Over £300,000



Ashtons



Description

Located to the West of the City Centre in Holgate, this 1930's semi-detached three bedroom house is presented to the highest of standards throughout. The property has undergone a full renovation over recent years, offering flexible and spacious accommodation.

The internal accommodation comprises of an entrance hall, and a lounge featuring a bay window allowing light to flood through. The true hub of the home is the impressive fitted kitchen, opening to the dining/sitting area with bi folds to the rear. The kitchen boasts an array of shaker style wall and base units, a central island, integrated appliances, a range cooker complemented by wooden worktops and a Belfast sink. To finish the ground floor accommodation is a luxury shower room and utility room. To the first floor are three double bedrooms and a house bathroom.

Externally the property has a landscaped garden and a converted garage used as an entertainment space. A viewing is highly recommended to appreciate what this stunning, spacious home has to offer.