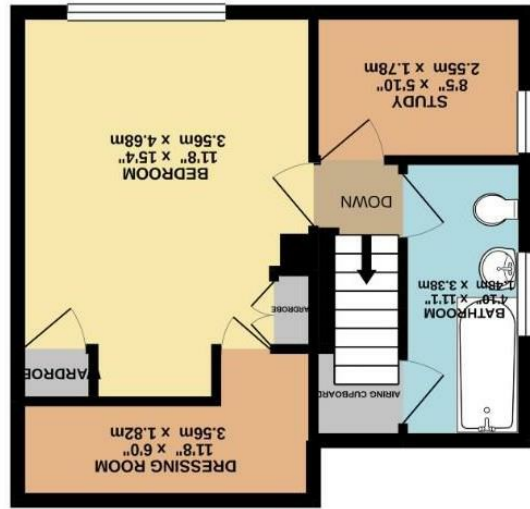


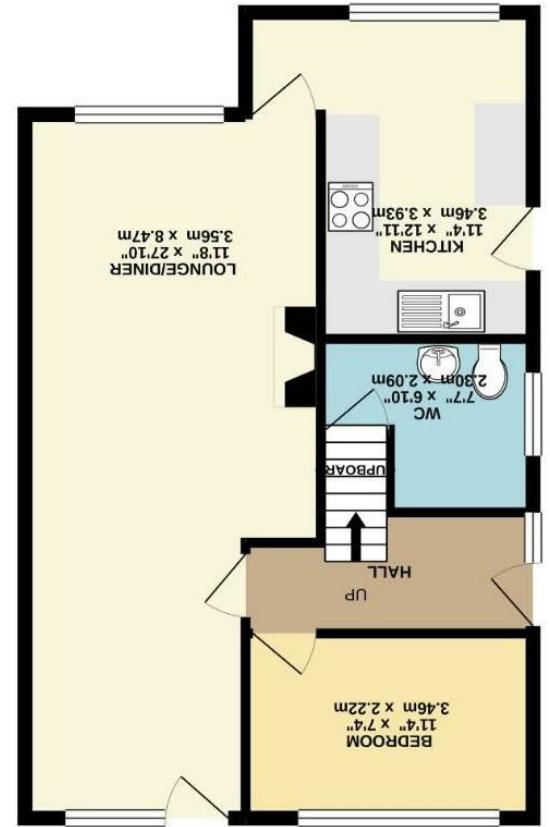
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

TOTAL FLOOR AREA: 958 sq. ft. (89.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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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	51
Potential	82



1ST FLOOR 361 sq.ft. (33.6 sq.m.) approx.



GROUND FLOOR 597 sq.ft. (55.5 sq.m.) approx.



10 Arundel Grove, York
 Offers Over £265,000



Ashtons



Description

This spacious semi-detached home is set to the West of York, well placed for access to the city centre, great transport links and the many local amenities the area has to offer. The property has been a much-loved family home and has been well maintained over the years.

The internal accommodation comprises of a spacious lounge/diner and a modern fitted kitchen. The kitchen boasts an array of shaker style wall and base units, integrated appliances, complemented by quartz worktops. To finish the ground floor accommodation is a double bedroom and a WC/utility room. To the first floor is a spacious master bedroom with a dressing room, study/single bedroom and a luxury house bathroom.

Set on a good-sized plot, the property also benefits from a south-facing, landscaped garden, a detached garage, a shed, a workshop with work bench and driveway parking to the front. A great property sure to appeal to a range of buyers, early viewing is recommended