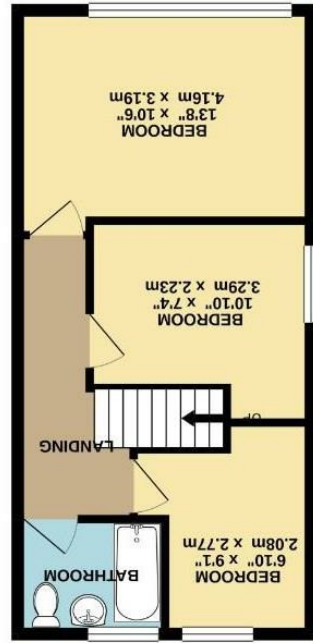


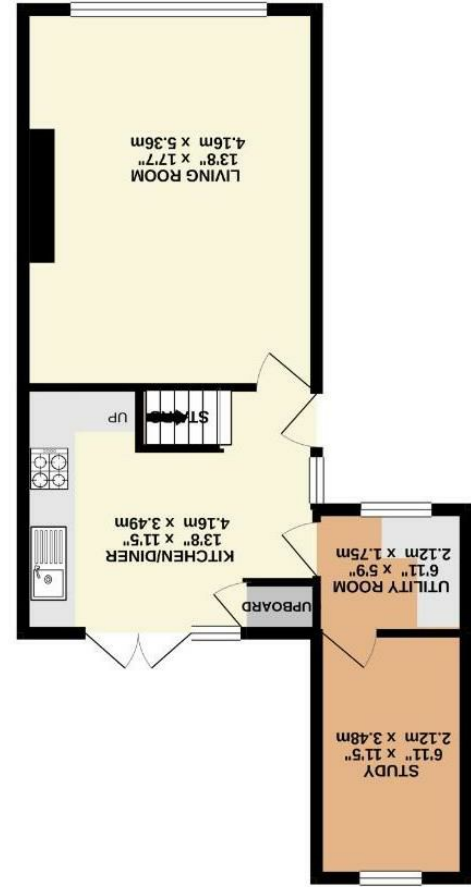
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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 floorplans contained therein, measurements of rooms, rooms, areas and distances 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, appliances and fittings shown are not intended and no guarantee is given as to their operation or efficiency. Plans can be given in metric and imperial units.

England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	81
B (81-91)	
C (69-80)	
D (55-68)	66
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



1ST FLOOR
396 sq. ft. (36.8 sq. m.) approx.



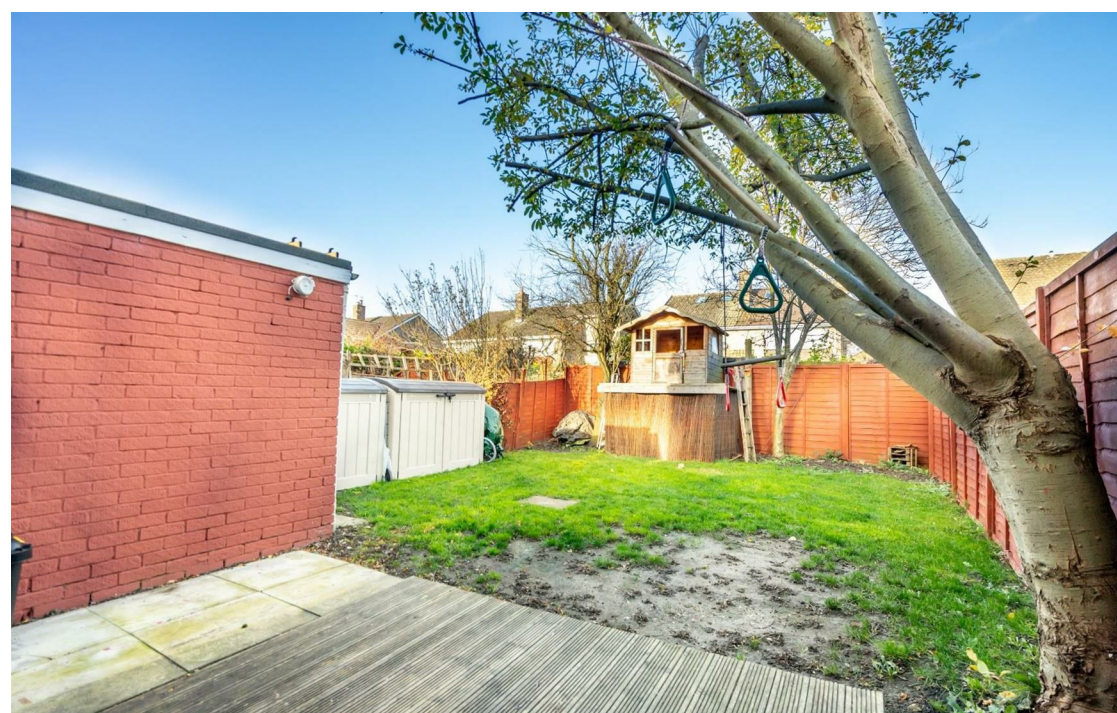
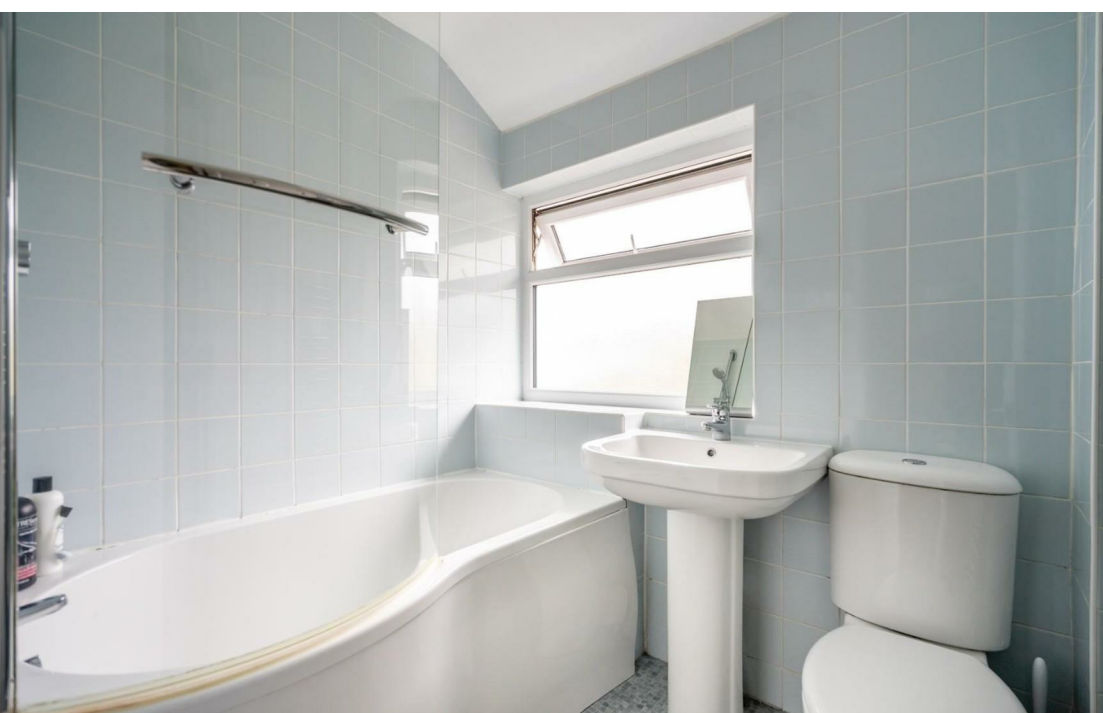
GROUND FLOOR
508 sq. ft. (47.2 sq. m.) approx.



16 Overdale Close, York
£265,000



Ashtons



Description

Located to the South/West of York in the popular residential area of Woodthorpe, is this well presented three bedroom semi detached home. The property boasts spacious accommodation, including a converted garage creating an ideal study area or fourth bedroom.

The internal accommodation comprises of a spacious living room, a good sized kitchen/diner featuring an array of contemporary, white wall and base units, and French doors to the rear. To finish the ground floor accommodation is a utility room, and study room which in recent times has been used as a fourth bedroom.

To the first floor are three well proportioned bedrooms, and a house bathroom with a white three piece suite to include; WC, wash hand basin and a bath with shower over.

Externally the property boasts an enclosed rear garden with a seating area, and driveway parking. Viewing is highly recommended.