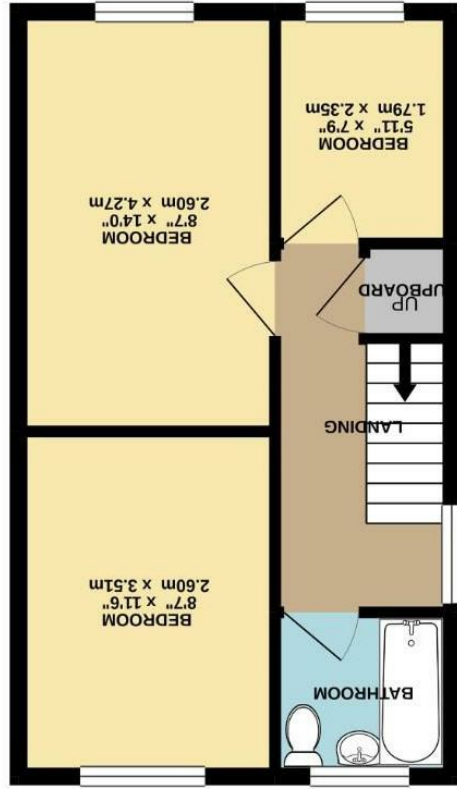


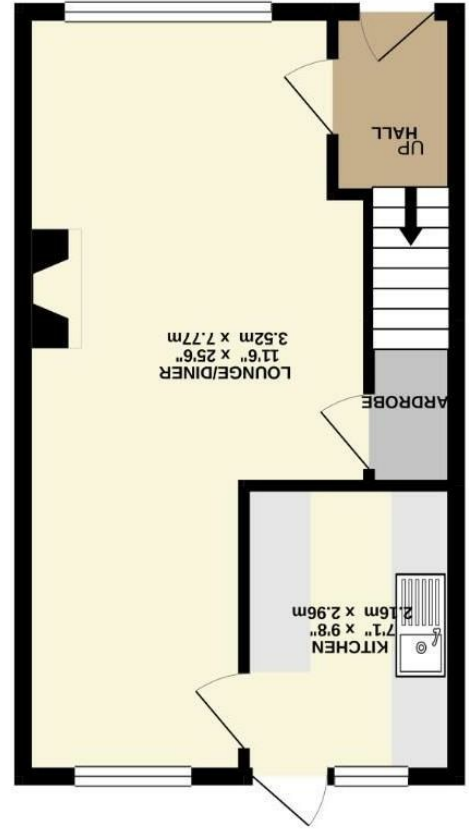
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

While every attempt has been made to ensure the accuracy of the location contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. 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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TOTAL FLOOR AREA: 730 sq ft. (67.8 sq m.) approx.



1ST FLOOR
 368 sq.ft. (34.2 sq.m.) approx.



GROUND FLOOR
 362 sq.ft. (33.6 sq.m.) approx.

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	69
Potential	84



18 Eldwick Close, York
 £245,000



Ashtons



Description

Set to the north of York, Eldwick Close is well placed for access to the City centre, good transport links and local amenities yet boasts the benefits of a quiet cul de sac position. The property has undergone a scheme of modernisation throughout, and benefits from an enclosed, private garden.

The internal accommodation comprises of an entrance hall, an open plan lounge/diner featuring a fireplace with surround and a fitted kitchen. The kitchen boasts an array of wall and base units, space for appliances complemented by stylish worktops and access to the rear garden. To the first floor are three well proportioned bedrooms, and a luxury house bathroom.

Externally, the benefits include a private, rear garden mainly laid lawn. To the front of the property is a low maintenance garden and driveway parking. Sure to appeal to a range of potential buyers, early viewing is essential.