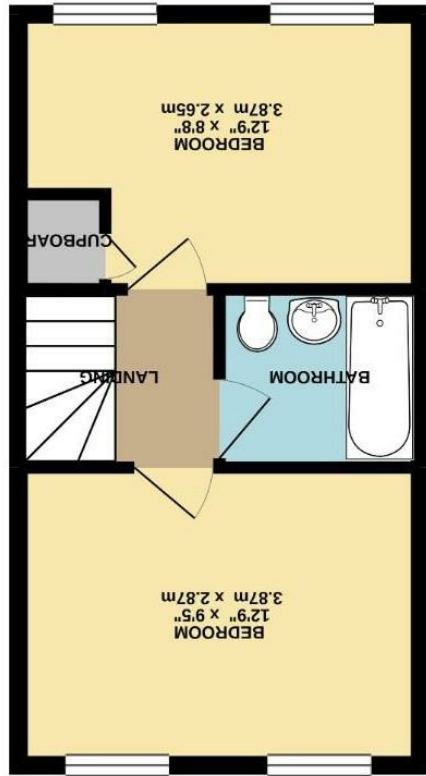


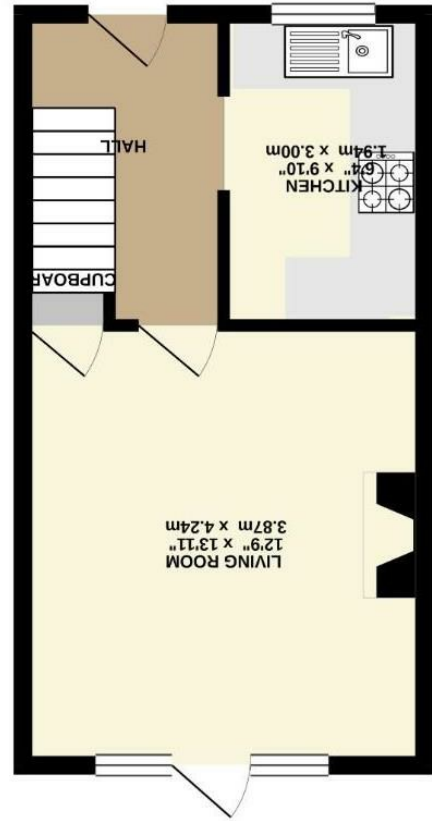
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

These every effort has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Mapbox ©2020

TOTAL FLOOR AREA: 604 sq ft (56.1 sq m) approx.



1ST FLOOR
 302 sq.ft. (28.1 sq.m.) approx.



GROUND FLOOR
 302 sq.ft. (28.1 sq.m.) approx.

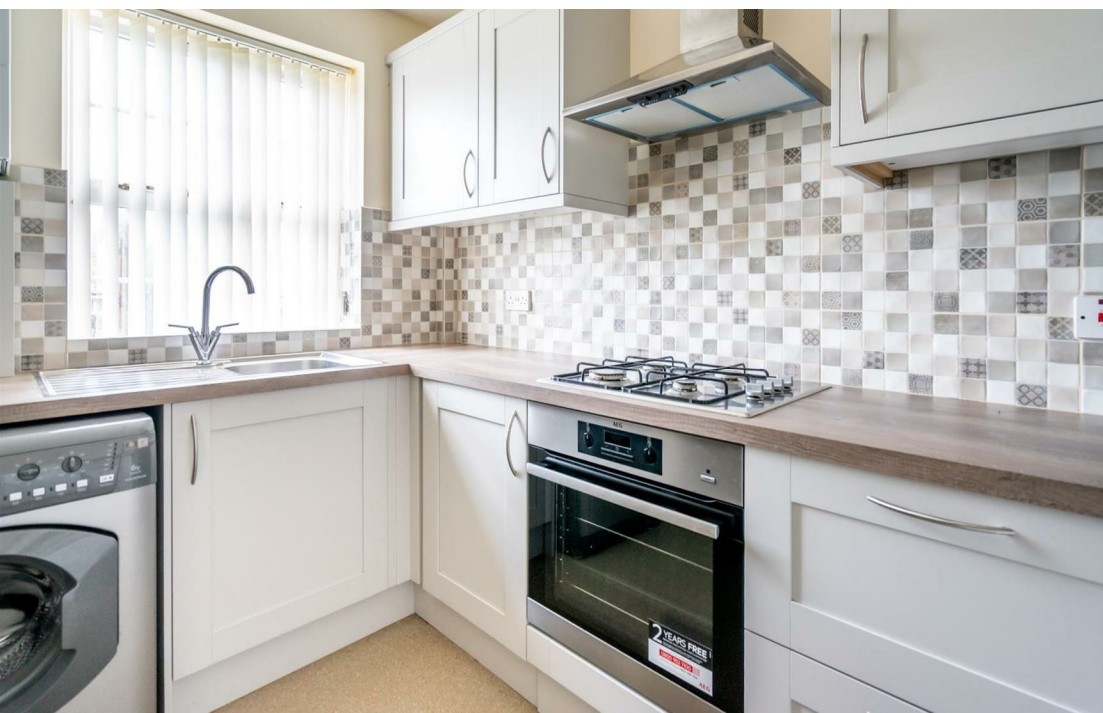
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	89



4 Garden Flats Lane, York
 Offers In Excess Of £220,000



Ashtons



Description

A well maintained, modern town house located in the highly sought after village of Dunnington, East of York City Centre. The property benefits from a recently fitted kitchen and house bathroom, this property is sure to appeal to a range of discerning purchasers.

The internal accommodation comprises of an entrance hall, a good sized lounge/diner featuring patio doors opening to the rear patio. The fitted kitchen boasts an array of shaker style wall and base units, integrated appliances, complemented by stylish worktops. To the first floor are two double bedrooms and a luxury house bathroom.

Externally, the property boasts a paved courtyard, garage and parking. Offered with no onward chain, viewing is highly recommended.