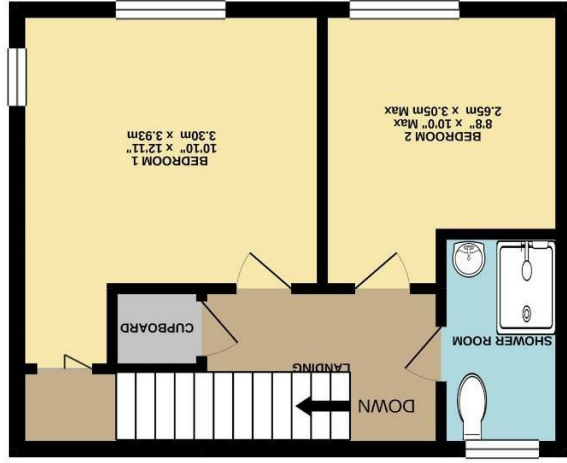


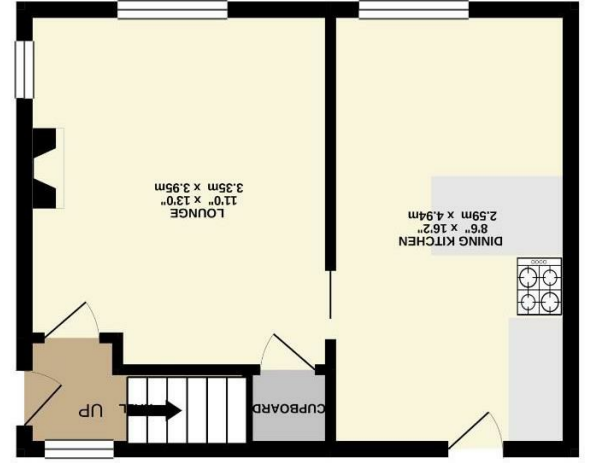
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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 floorplan contained here, measurements of doors, windows, rooms and any 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	52
Potential	84



1ST FLOOR (28.8 sq.m.) approx.



GROUND FLOOR (28.5 sq.m.) approx.



2 Pinfold Court, York
 £225,000



Ashtons



Description

Located in the North of York, off Water Lane, is this well maintained two double bedroom semi detached home. The property is within walking distance of York City Centre and its many local amenities, cafes and restaurants. The property is positioned within a quiet cul de sac, away from the hustle and bustle of the city centre.

The internal accommodation comprises of an entrance hall, a spacious lounge and a fitted/kitchen diner. The kitchen boasts an array of wall and base units, space for appliances complemented by stylish work tops. To the first floor are two double bedrooms and a modern shower room.

Externally, the property benefits from an enclosed rear garden with a patio area, a garage and off street parking. Sure to appeal to a range of discerning purchasers, viewing is highly recommended.

Physical or video viewing both available by appointment. Please contact the office to discuss further.