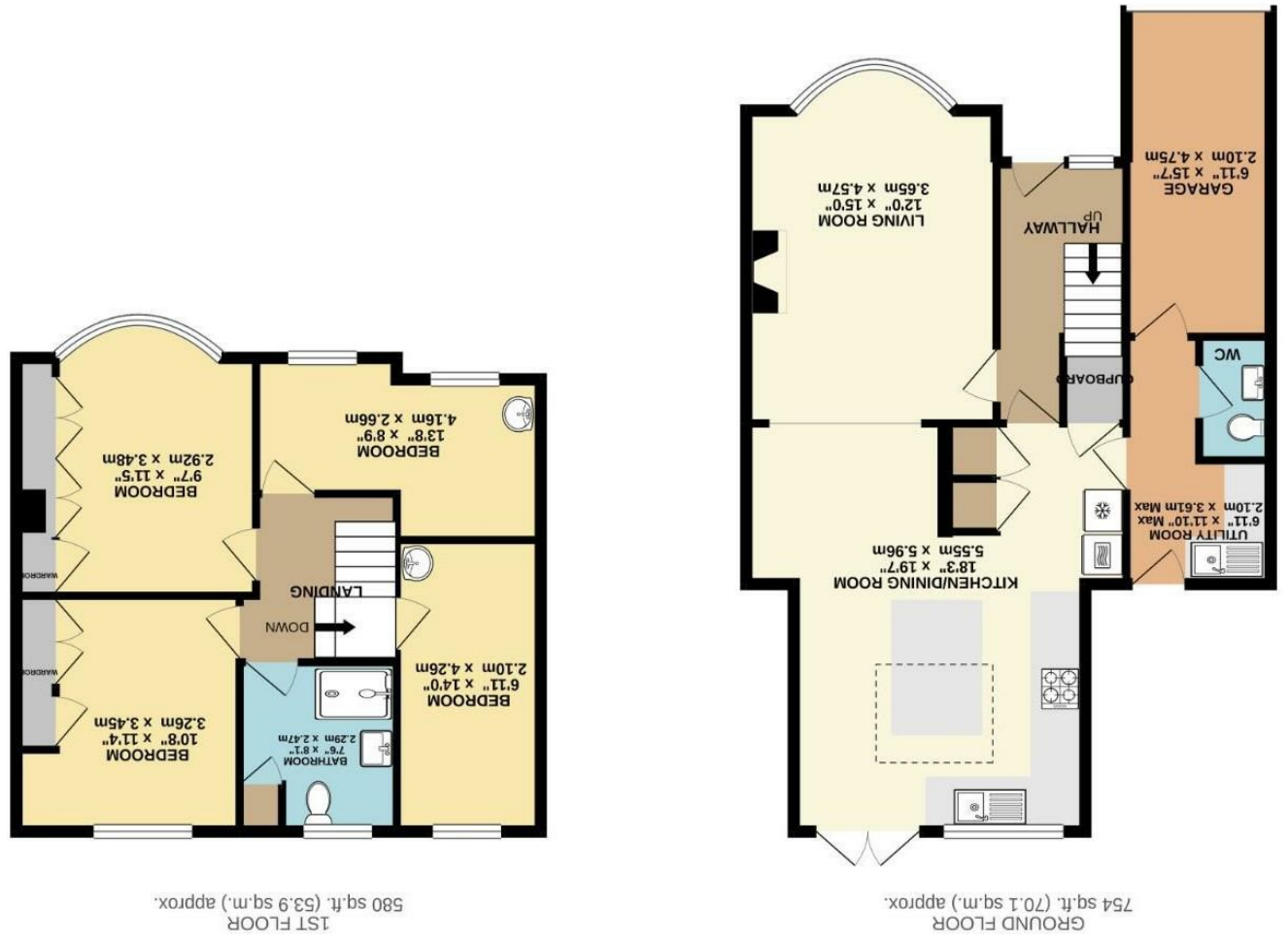


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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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	78
Potential	81



53 Bedale Avenue, York
 £375,000



Ashtons



Description

This extended four bedroom semi detached home is set to the East of York, well placed for access to the city centre, excellent commuter links and local amenities. The property has been modernised throughout, boasting light and spacious accommodation sure to appeal to a range of potential purchasers.

The internal accommodation comprises of an entrance hall, living room and kitchen/diner. The kitchen/diner is the true hub of the home, benefiting from an array of shaker style wall and base units, integrated appliances, an island complemented by stylish worktops and French doors to the rear. To finish the ground floor accommodation is a utility room, WC and integral garage. To the first floor are four well proportioned bedrooms and a shower room.

Set on a good sized plot, the property also benefits from gardens to the front and rear, garage and ample driveway parking. Sure to appeal to a range of discerning purchasers, viewing is highly recommended.