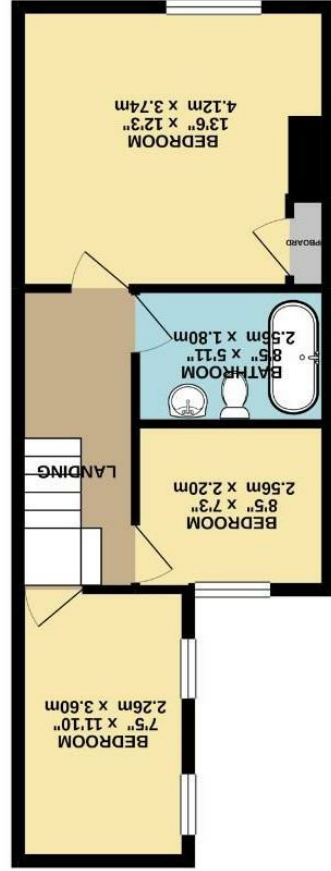


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

What every agent has done to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and any other areas are given as a guide only and should not be relied upon for the purchase of the property. The agent is not responsible for the accuracy of the floorplan. Measurements are given as a guide only and should not be relied upon for the purchase of the property. The agent is not responsible for the accuracy of the floorplan. Measurements are given as a guide only and should not be relied upon for the purchase of the property.

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	66
Potential	83



30 Emerald Street, York
£350,000



Ashtons



Description

A fine example of an elegant and extremely attractive period home, providing light and spacious accommodation with a walled courtyard to the rear. The property retains a wealth of original period features, and has been sympathetically renovated and modernised throughout to the highest of standards. Set to the North of York, just a short stroll from the heart of the city centre the District hospital and many local amenities, this property is sure to appeal to a range of discerning purchasers.

The accommodation comprises of an entrance hall, leading to a lounge with a bay window allowing light to flood through, and a dining room. The true hub of the home is the bespoke made kitchen/diner by Cookhouse Design, boasting an array of wall and base units, integrated appliances, range cooker, and a Belfast sink complemented by Corian worktops.

To the first floor is a good sized landing leading to the master bedroom, two further bedrooms and a house bathroom.

Externally, the property offers an attractive front with delightful deep bay window. To the rear is a walled, courtyard. At just the end of this popular street you have good local schools such as Park Grove Academy.

Viewing is highly recommended to appreciate the size and quality this period home has to offer.