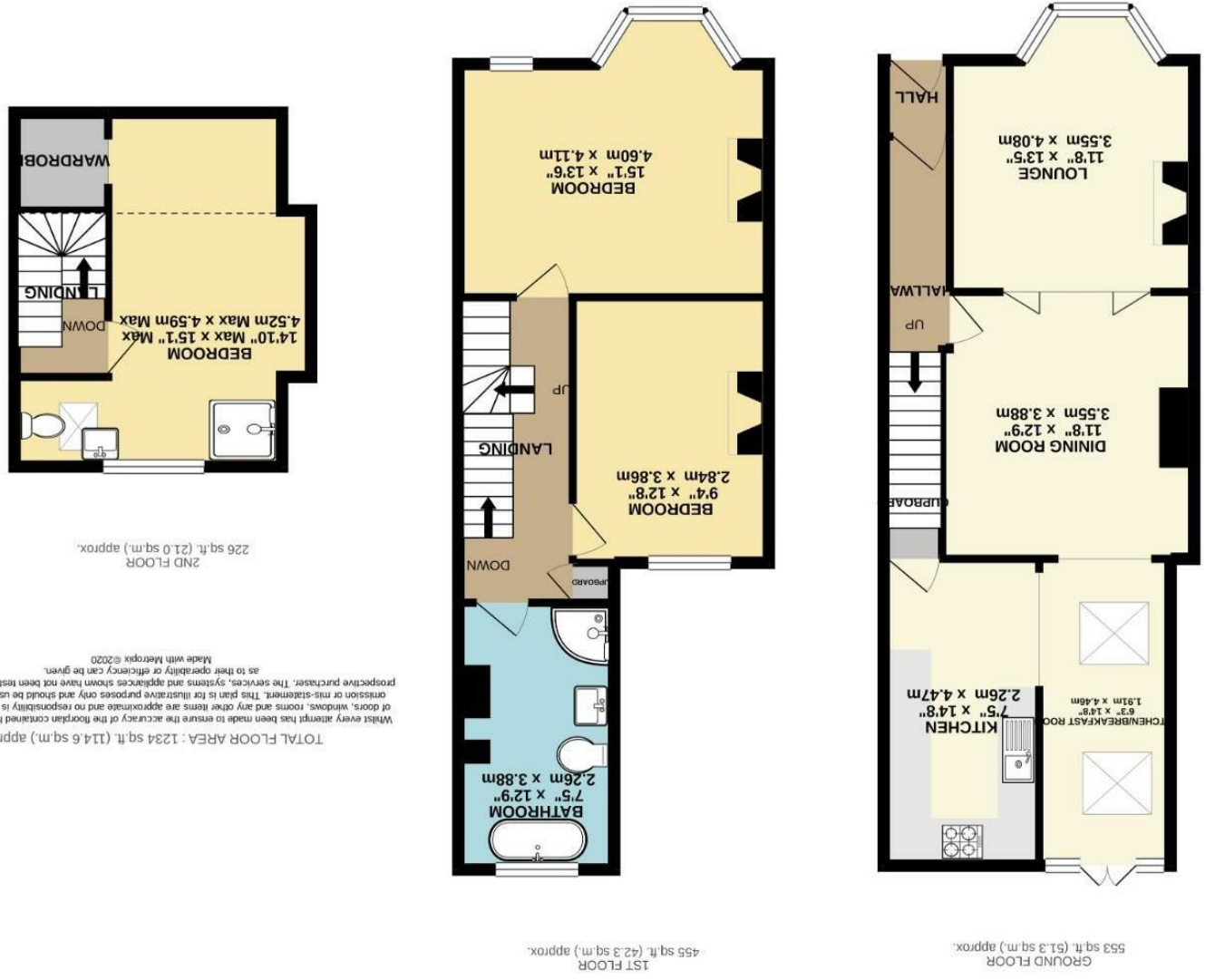


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

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	79



178 Bishopthorpe Road, York  
 £420,000



Ashtons



## Description

This spacious home is on Bishopthorpe Road, set to the South of York, a short stroll from Rowtree Park, the much acclaimed amenities of 'Bishy Road' and is well placed for access to the city centre and railway station. The property has been meticulously well maintained over the years, boasting a bright and airy breakfast kitchen with French doors to the rear.

The internal accommodation comprises of a beautifully tiled entrance hall, living room featuring a deep bay window allowing light to flood through, a dining room and modern fitted kitchen/breakfast room. The kitchen boasts an array of contemporary wall and base units, space for appliances complemented by stylish worktops. The kitchen has been extended to the side with two velux windows and French doors to the rear.

To the first floor are two double bedrooms and a four piece bathroom suite. To the floor above is a good sized double bedroom, benefitting from a shower enclosure, wash basin and WC.

Externally, there is a landscaped, rear courtyard with double gates for access. In summary, a wonderful period home in the most sought after location.

Viewing is highly recommended.