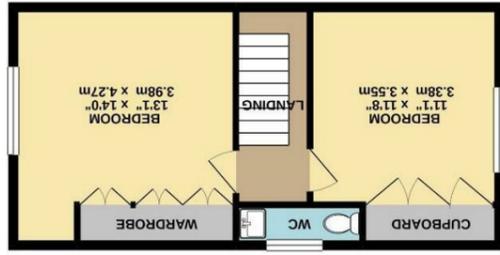


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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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TOTAL FLOOR AREA: 1233 sq.ft. (114.6 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	61
Potential	80



1ST FLOOR
 399 sq.ft. (37.1 sq.m.) approx.



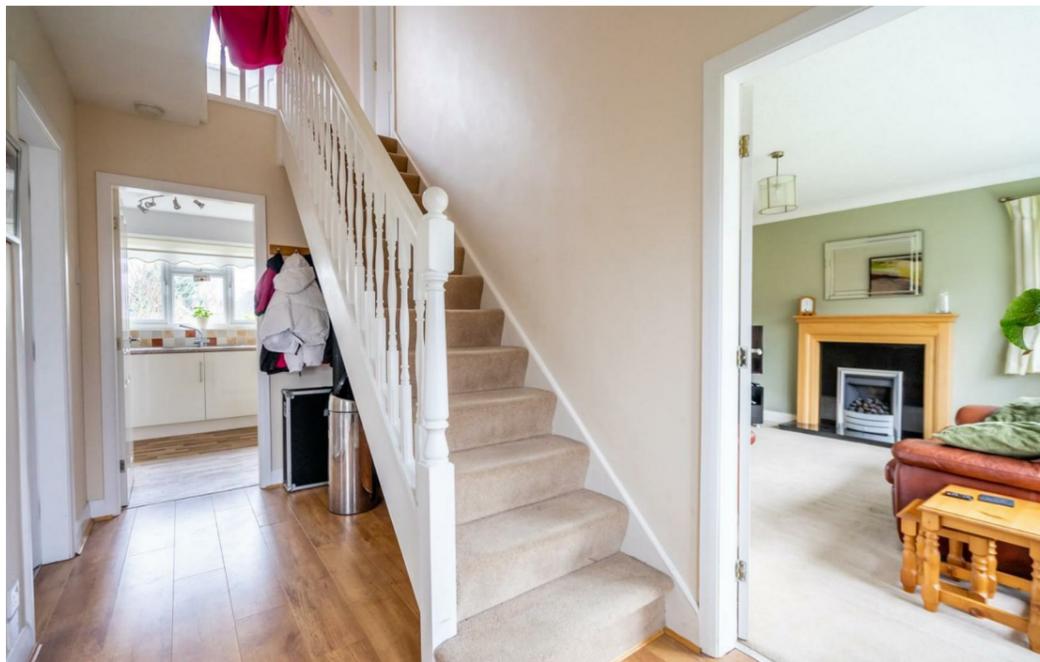
GROUND FLOOR
 834 sq.ft. (77.5 sq.m.) approx.



15 Viking Close, York
 Offers Over £375,000



Ashtons



Description

Is this lovely family sized property your next home? Situated some 8 miles to the east of the city centre on this fantastic corner plot, close to the heart of the village centre of Stamford Bridge and a short stroll to the local amenities.

The property has been tastefully extended to the side with the addition of a versatile bedroom and bathroom, which could double as a granny flat or dependent accommodation. The property has been refurbished over recent years and presented in excellent order throughout.

Access to the subtly decorated and spacious living room and dining room is obtained from the light entrance hall, as is the kitchen, with a range of units and views of the garden. There are two bedrooms on the ground floor, one of which is a double with access to a separate bathroom and the garden. There are Two very good sized double bedrooms to the first floor with ample storage.

Outside is a driveway which provides off road parking and a brick garage. the pathway leads to the front of the house and to the rear garden which surrounds the property with pockets of areas for seating and planting.

A versatile Chain Free family house in a most desirable location. Please call out Office for a viewing.