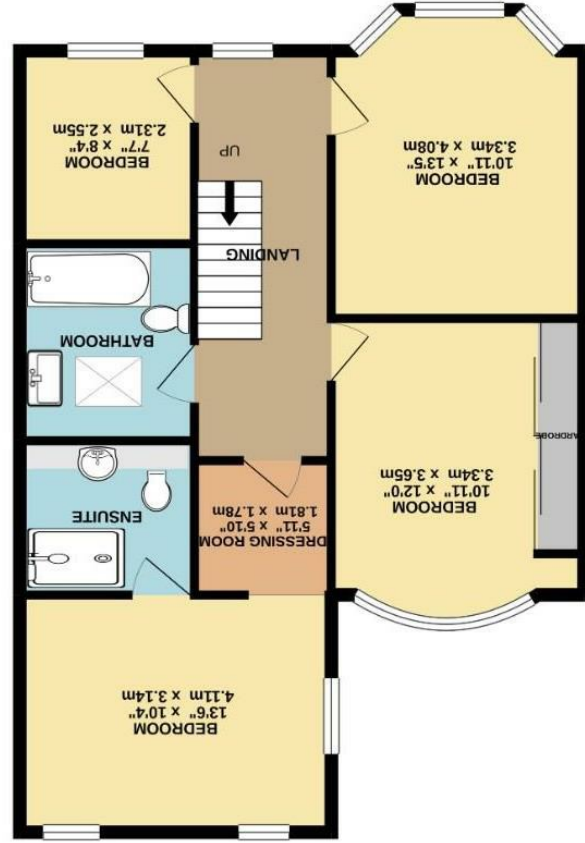
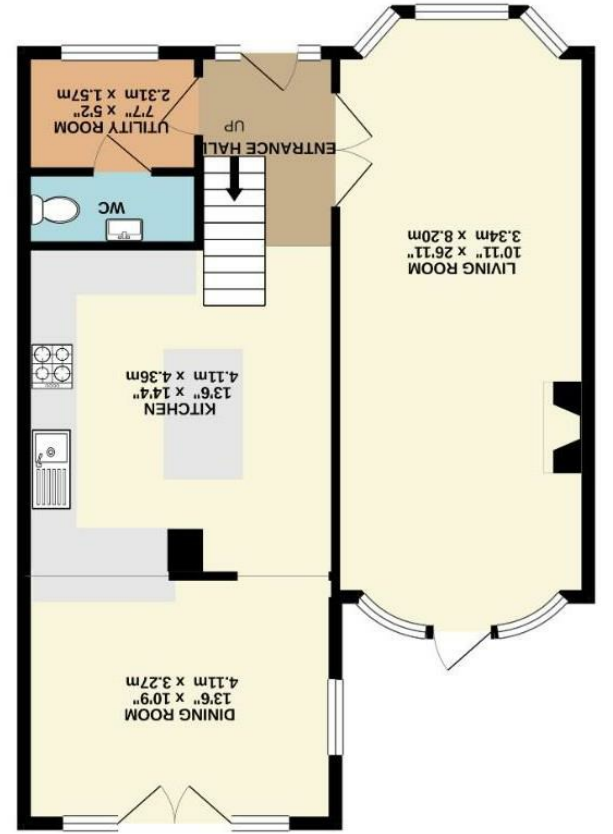


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

TOTAL FLOOR AREA: 1458 sq. ft. (135.5 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, proportions or measurements. 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 operation or efficiency can be given.
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1ST FLOOR
 735 sq. ft. (68.3 sq. m.) approx.



GROUND FLOOR
 723 sq. ft. (67.2 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 | 62 |
| Potential | 79 |



12 Eastbourne Grove, York
 £425,000



Ashtons



Description

Located within a quiet cul de sac to the East of the city centre, close to a range of local amenities in Heworth, is this beautiful four bedroom detached family home. The property has been tastefully extended, creating flexible and spacious family living accommodation.

The internal accommodation comprises; entrance hall, leading to the large living room, featuring two bay windows, allowing light to flood through and access to the rear garden. The true hub of the home is the fitted kitchen breakfast room, which benefits from an array of wall and base units, integrated appliances and is complemented by stylish worktops, and breakfast bar. The kitchen also leads to the dining room with French doors opening out onto the garden. A utility room and WC/cloakroom complete the downstairs accommodation.

To the first floor are three double bedrooms and a smaller fourth bedroom currently used as a home office. The master bedroom benefits from an en suite shower room and a private dressing room. There is also a family bathroom.

Externally, to the rear is a good-sized garden with mature hedging and a patio area. To the front of the property is a block paved driveway for several cars. Viewing is highly recommended.

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