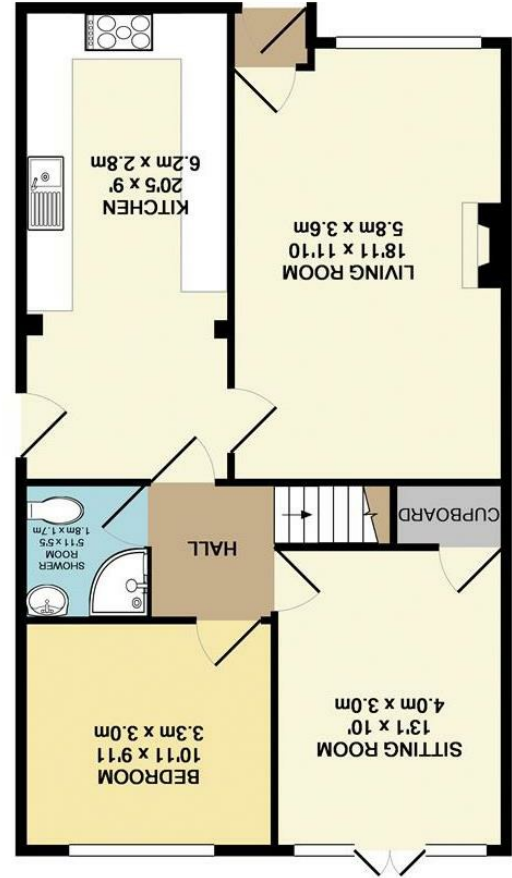


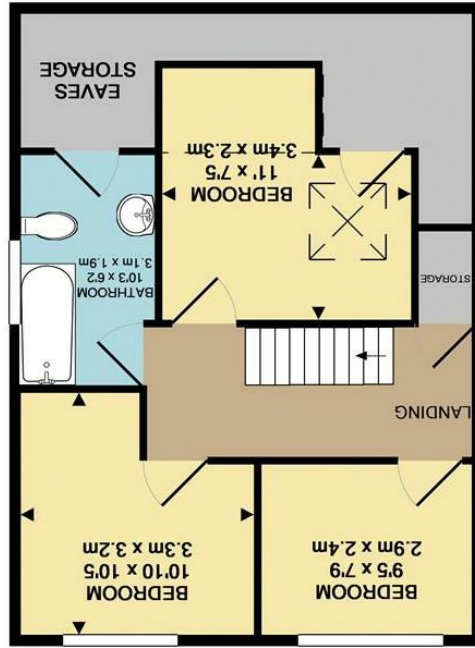
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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 floor plan 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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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 743 SQ. FT.  
 (69.0 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 541 SQ. FT.  
 (50.3 SQ.M.)



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (1-20)
	F (21-38)
	E (39-54)
	D (55-68)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	65
Potential	76

Energy Efficiency Rating





## Description

This wonderful semi detached property is set to the North of York, well placed for access to the city centre, great commuter links and the many local amenities the area has to offer including those that Huntington Village and Vanguard / Monks Cross retail parks have to offer.

Well presented throughout and much improved, the property is truly deceptive offering substantial, spacious accommodation and a large degree of flexibility. To the ground floor are two reception rooms and breakfast kitchen in addition to a double bedroom and shower room. There are a further three bedrooms and bathroom to the first floor.

Set on a good sized plot, the property also boasts a single garage, lawned gardens and ample driveway parking for several cars. A lovely home sure to appeal to a range of potential purchasers, early viewing is essential.