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Where a property has been made the subject of a regular valuation, measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and specific fittings have not been tested and no guarantee as to their quality or efficiency can be given.  
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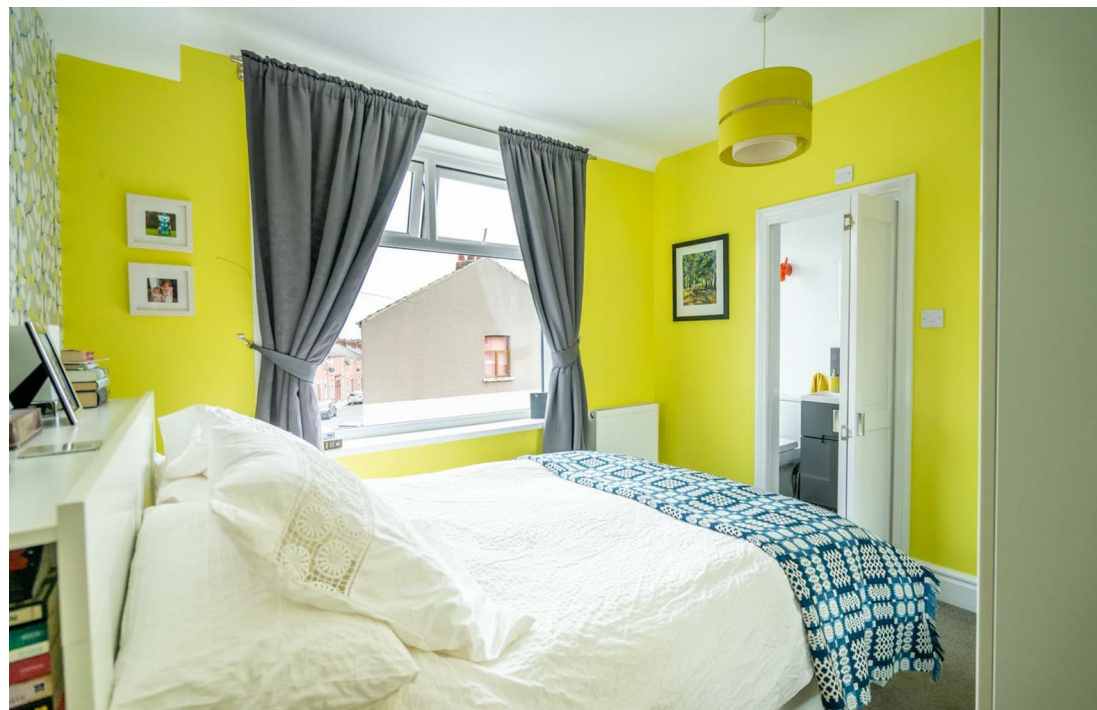
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	64
Potential	81



20 Berkeley Terrace, York  
 £285,000



Ashtons



## Description

As one of the larger properties of this type, Ashtons are delighted to offer for sale this four bedroom period terrace house in this ever popular Holgate location, just off Poppleton Road.

Situated close to plenty of local amenities and local schooling, along with easy access to both York City Centre and the outer ring road for travelling further afield, this property would be ideal for first time buyers and also investors alike.

The property has been very well looked after by the current owners with recent refurbishments taken place. The house consists of; entrance hallway, dining room / family room, beautifully fitted modern kitchen (with fitted double oven, gas hob extractor & dishwasher included) and downstairs bathroom to the ground floor. To the first floor are three good size bedrooms, with an ensuite to the master bedroom and following a recent loft conversion, a fourth bedroom has been created to make either a fourth bedroom or extra living space.

To the rear of the property there is a good sized, rear garden which in the last 3 years has been landscaped to a high standard.

Viewing is highly recommended to appreciate the space this property has to offer.