

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, service details, 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 floorplans contained here, measurements of doors, windows, rooms and any other fittings are approximate and no responsibility is taken for any error. 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: 1565 sq.ft. (145.4 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
	F (1-20)
Not energy efficient - higher running costs	G
Current	65
Potential	75



2ND FLOOR
 311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
 621 sq.ft. (57.7 sq.m.) approx.



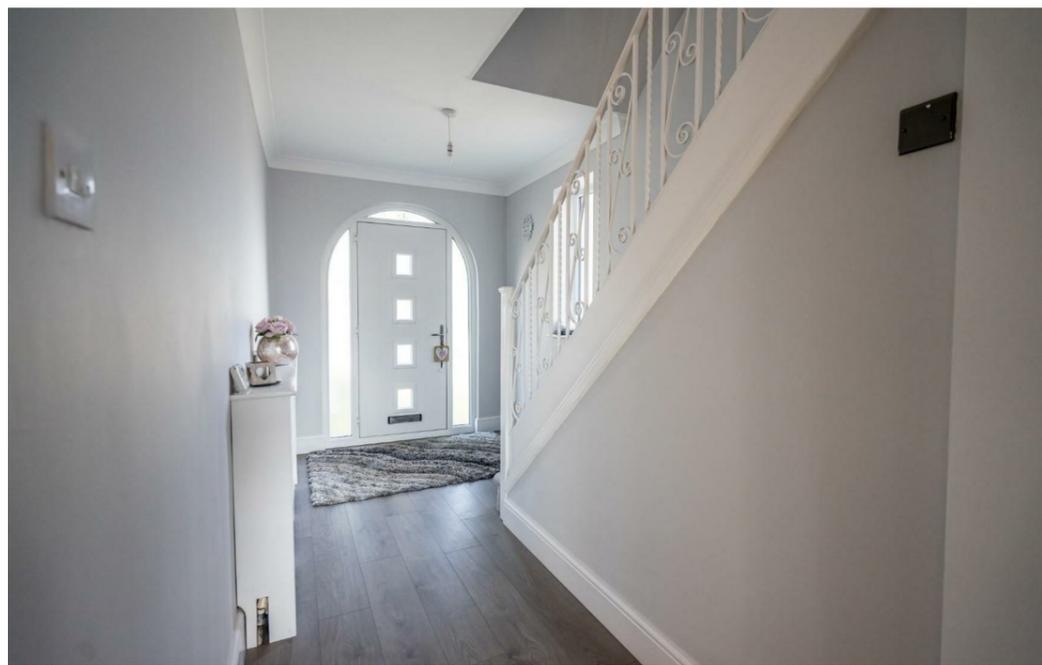
GROUND FLOOR
 633 sq.ft. (58.8 sq.m.) approx.



33 Grayshon Drive, York
 Offers Over £350,000



Ashtons



Description

Located to the West of York just off Beckfield Lane, is this immaculate five bedroom semi detached home. The property has undergone a scheme of modernisation throughout by the current sellers, which has been completed to the highest of standards.

The internal accommodation comprises of an entrance hall, a spacious open plan lounge/diner with French doors to the rear, and a fitted kitchen. The kitchen boasts an array of contemporary style wall and base units, integrated appliances complemented by stylish worktops and a breakfast bar. To finish the ground floor accommodation is a good sized utility room and wc.

To the first floor are four well proportioned bedrooms, one benefiting from an en suite and built in storage. Additionally there is a recently fitted four piece family bathroom suite. To the floor above is a further bedroom with a wc and plentiful storage.

Externally, the property boasts a low maintenance garden and driveway parking. Viewing is highly recommended.