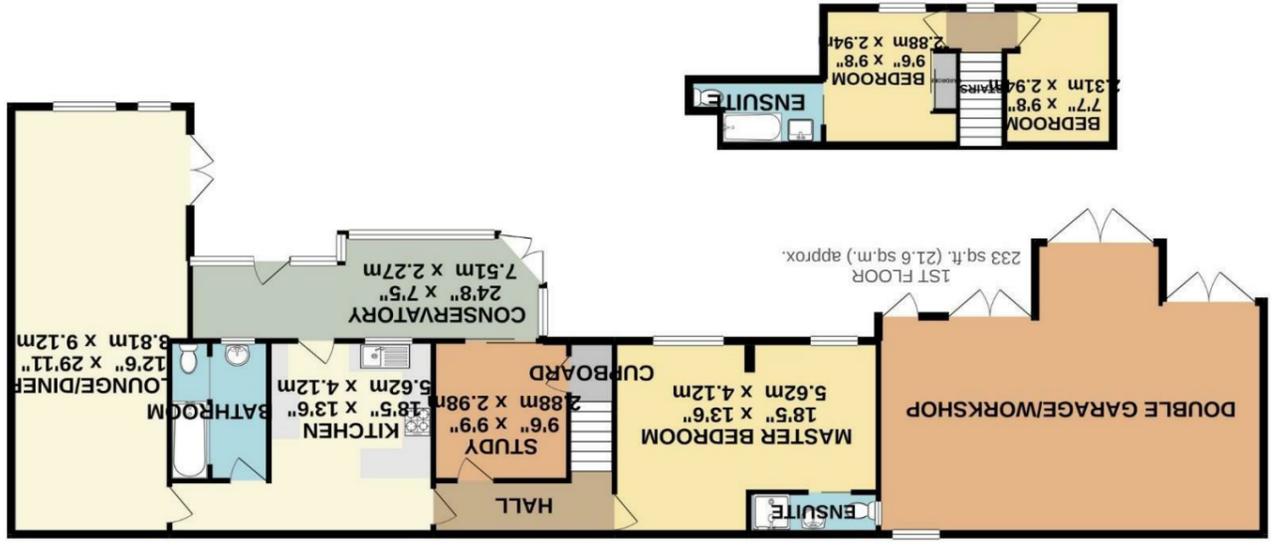


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

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	25
Potential	76

Energy Efficiency Rating



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.

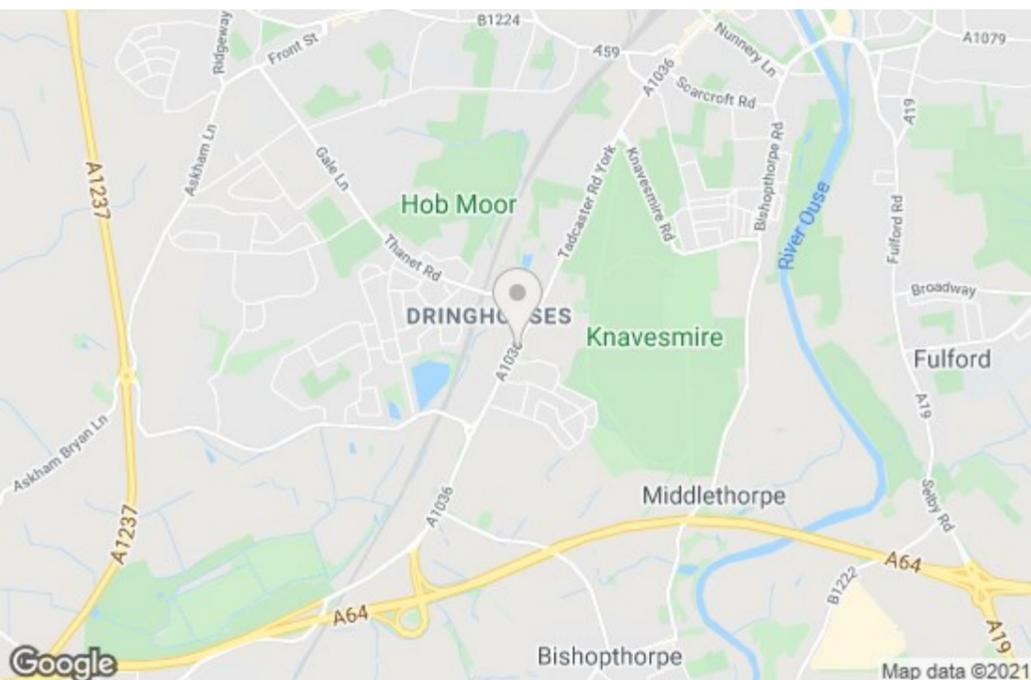
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98a Tadcaster Road, York  
 £575,000



Ashtons



## Description

Located to the South of York in the popular Tadcaster Road area with a prominent position, yet hidden from the road, stands The Cottage. Built in the 1920's formerly a Coach house, within the grounds of a property fronting Tadcaster Road. The property has been lovingly maintained over the last 35 years and has been sympathetically extended to create a functional home.

Surrounded by a mature garden the property is entered by a conservatory allowing light to flood through the property. The fitted kitchen boasts an array of wall and base units, a range cooker, integrated appliances complemented by stylish worktops. There is an impressive lounge/diner focusing on the garden, featuring double glazed windows, French doors and exposed beams. To finish the ground floor accommodation is a master bedroom benefitting from an ensuite, a second bedroom/study and a house bathroom. To the first floor are two generous sized bedrooms, one boasting an en suite bathroom.

Externally the private garden enjoys a southerly aspect with mature planted borders, lawn and a summer house. Beyond the garden walls is a driveway for two cars and a triple garage.

Offered with no onward chain, a viewing is highly recommended.

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