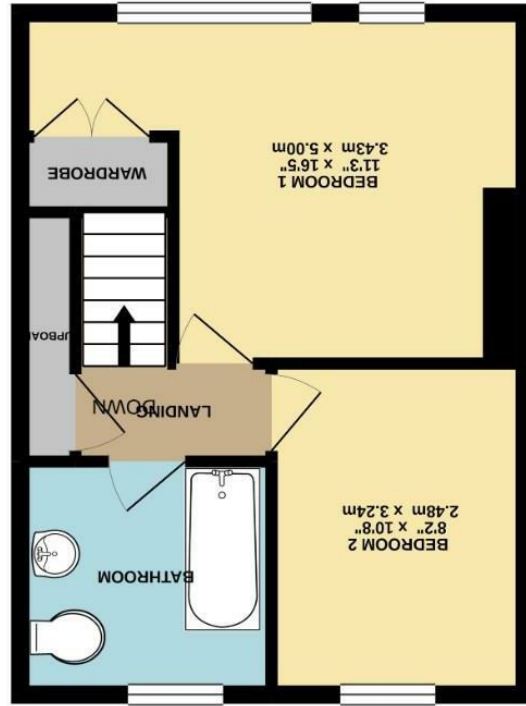


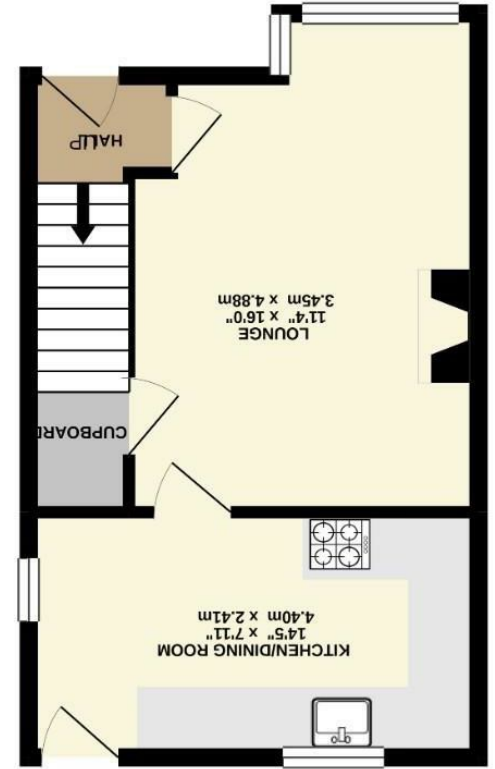
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	
69	
75	
Potential	Current



1ST FLOOR  
 349 sq.ft. (32.4 sq.m.) approx.



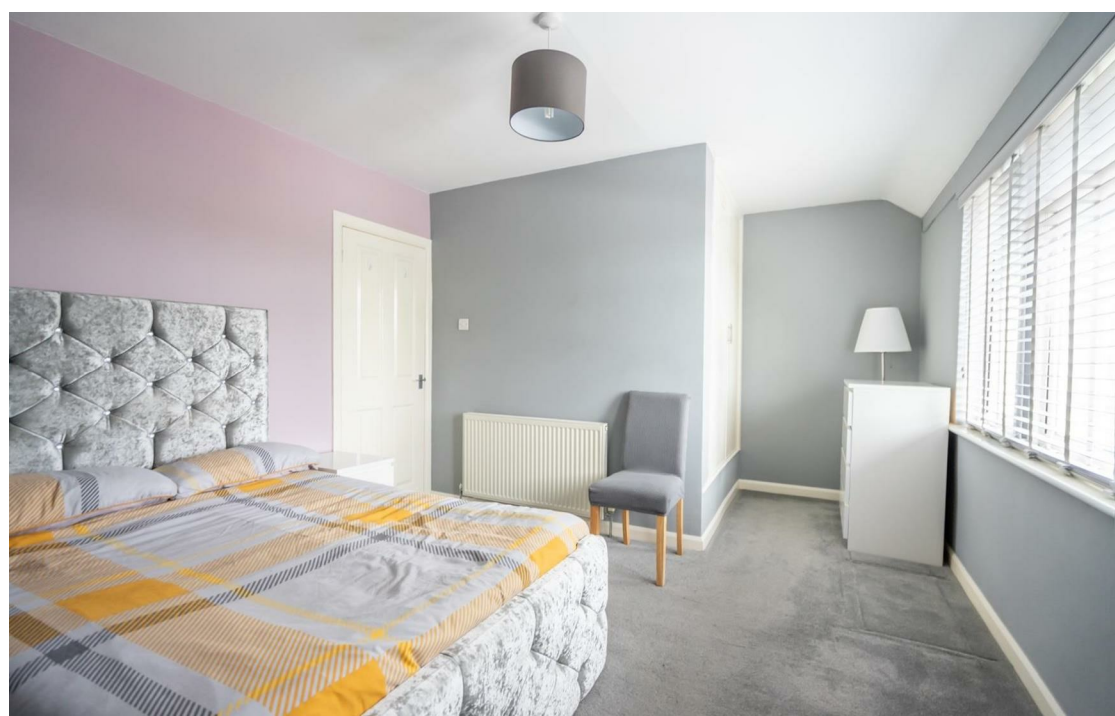
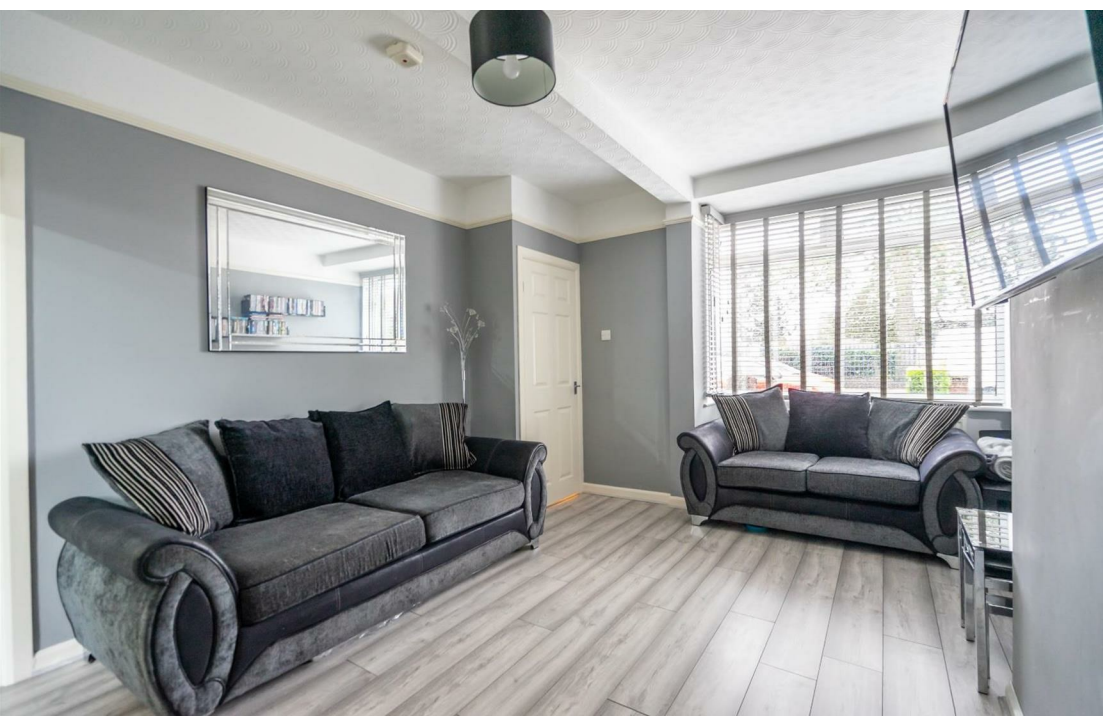
GROUND FLOOR  
 323 sq.ft. (30.0 sq.m.) approx.



23 Alcuin Avenue, York  
 £210,000



Ashtons



## Description

This spacious property is set to the East of York; well placed for access to York City centre, the local amenities Heworth village has to offer, The University of York and also Vanguard Retail Park. The property has been well maintained throughout, and boasts a wonderful rear garden. This home is sure to appeal to a range of discerning purchasers.

The internal accommodation includes an entrance hall, a spacious lounge with a bay window allowing light to flood through, and a modern fitted kitchen. The kitchen boasts an array of shaker style wall and base units, space for appliances complemented by stylish worktops and tiled splash backs. To the first floor are two double bedrooms, and a house bathroom.

To the outside is a private rear garden boasting a south facing aspect, and off street parking to the front. Offered with no onward chain, viewing is highly recommended.

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