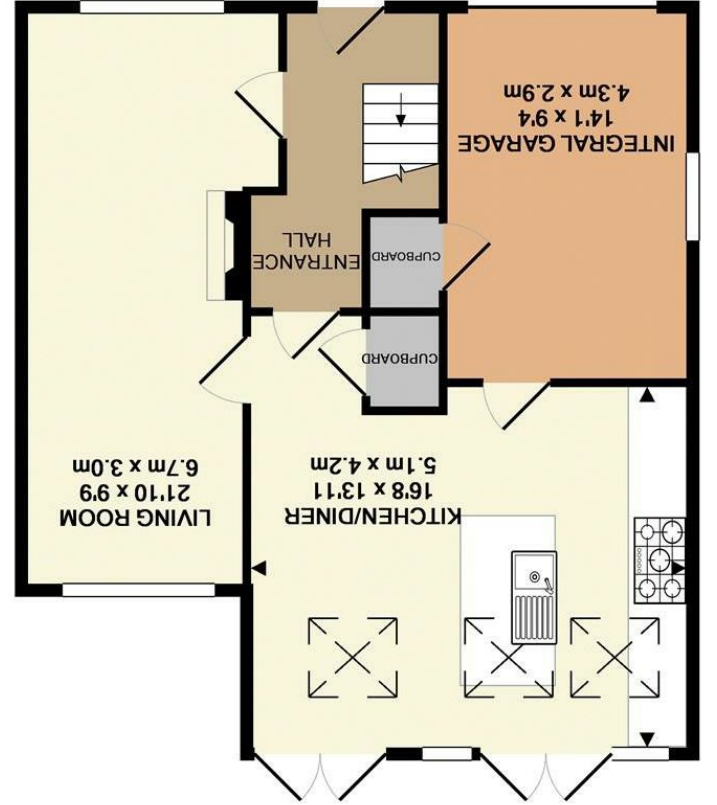


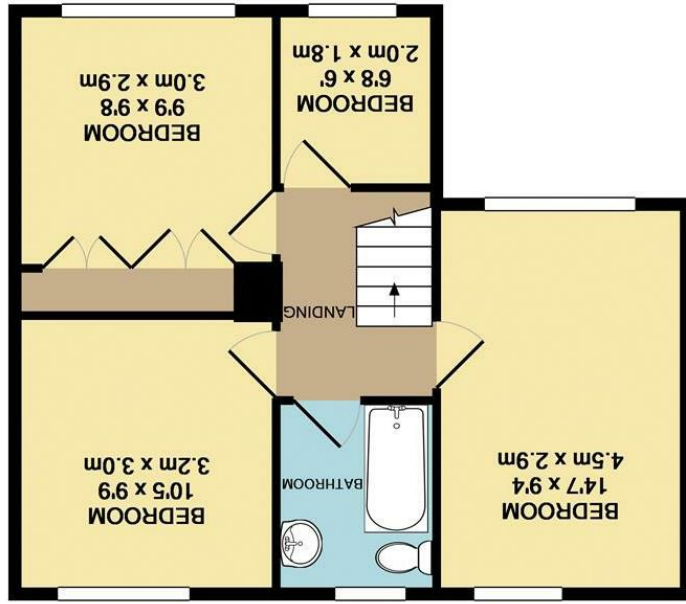
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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 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 652 SQ.FT.  
 (60.5 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 479 SQ.FT.  
 (44.5 SQ.M.)



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	69
Potential	83

Energy Efficiency Rating

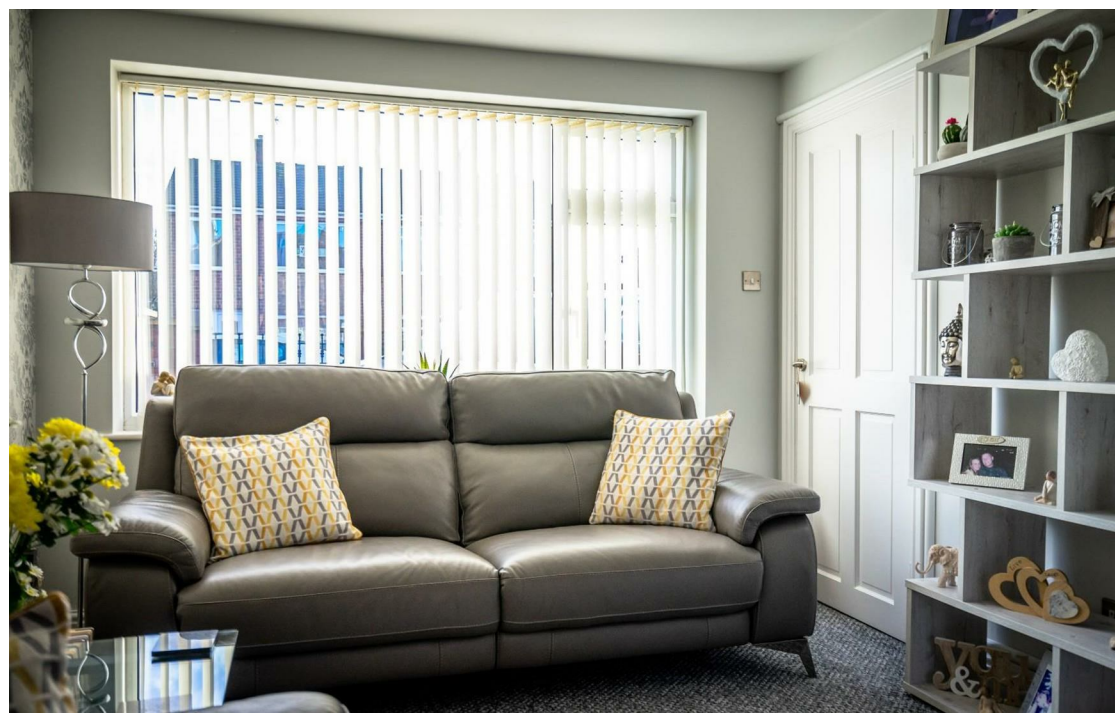


75 Anthea Drive, York  
 £350,000



Ashtons





## Description

This substantial semi detached home is set in a most popular residential area, well placed access to varied local amenities including those Vanguard retail park has to offer and some of the most sought after schooling.

Extended, much improved and beautifully presented throughout by the current owners, the accommodation includes a stunning open plan dining kitchen at the heart of the property which is light and airy and boasts a range of fitted units and integrated appliances. There is a separate reception room which runs the full depth of the house and enjoys views over the garden to the rear. To the first floor are four well proportioned bedrooms and modern bathroom.

Externally, the benefits include a landscaped garden to the rear with a pergola and a seating area, integrated garage and driveway parking for several cars. A lovely home sure to appeal to a range of potential buyers, early viewing is recommended.