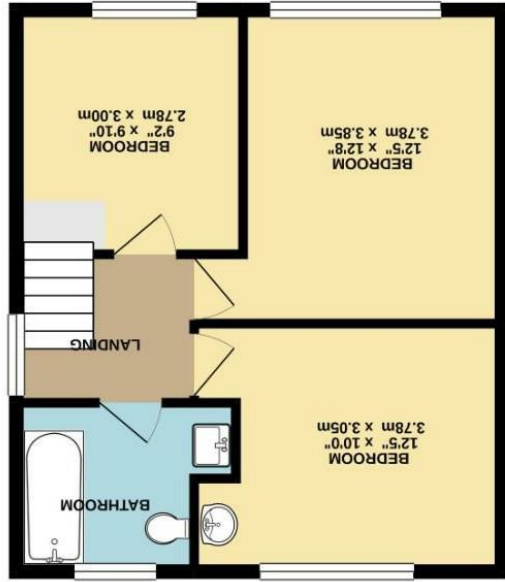


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

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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England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
	81
	65



88 Jute Road, York
 £275,000



Ashtons



Description

Located to West of the City, this spacious semi detached property is set on a generous plot and boasts an impressive kitchen/diner. The property has undergone a scheme of modernisation and renovation throughout by the current seller to a high standard.

The internal accommodation comprises of an entrance hall, two spacious reception rooms featuring a bay window and patio doors to the rear. The true hub of the home is the modern kitchen/diner, the kitchen boasts an array of contemporary wall and base units, integrated appliances complemented by quartz worktops. To the first floor are three well proportioned bedrooms, and a modern house bathroom.

Externally, the extensive garden is south facing, boasting a insulated summerhouse and ample space for several cars. Sure to appeal to a range of discerning purchasers, viewing is highly recommended.