

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.

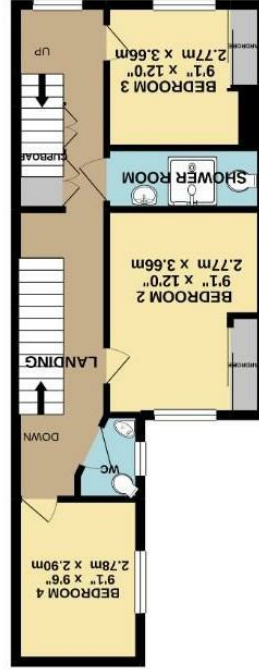
Wanted every effort has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. All dimensions are given in metres and feet and inches. Measurements have been taken and no guarantee is given as to their accuracy or otherwise. The services, appliances and specific fittings have not been tested and no guarantee is given as to their operation or efficiency can be given.
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TOTAL FLOOR AREA: 1239 sq ft. (115.1 sq m) approx.

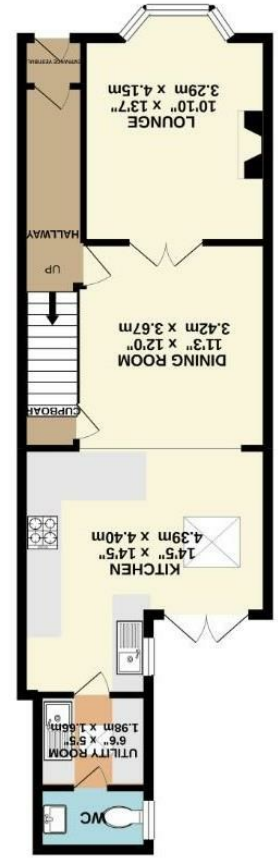
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current	



2ND FLOOR
210 sq ft. (19.5 sq m) approx.



1ST FLOOR
447 sq ft. (41.5 sq m) approx.



GROUND FLOOR
582 sq ft. (54.1 sq m) approx.



15 Thorpe Street, York
Offers Over £410,000



Ashtons



Description

Situated in one of York's most sought after areas just off Bishopthorpe Road this attractive bay fronted terrace has been the subject of an extensive scheme of modernisation, extension and refurbishment over recent years,

The property offers truly modern accommodation yet still retains much of its original charm and character. An entrance hall leads to a good sized reception room with an extension to the rear which is home to an impressive open plan dining kitchen with utility room and cloakroom beyond. To the first floor are three bedrooms, a wc and separate shower room. The master bedroom occupies the top floor and all are presented to the same exceptional standard.

Externally the property benefits from an enclosed courtyard style garden and on street resident's parking is available. A wonderful home in a most sought after location, early viewing is essential.