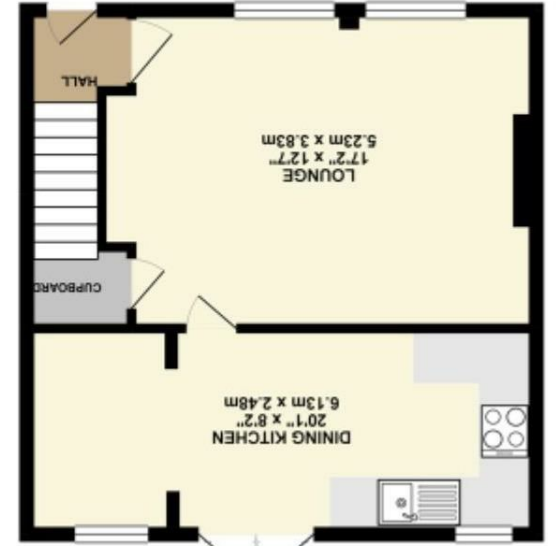
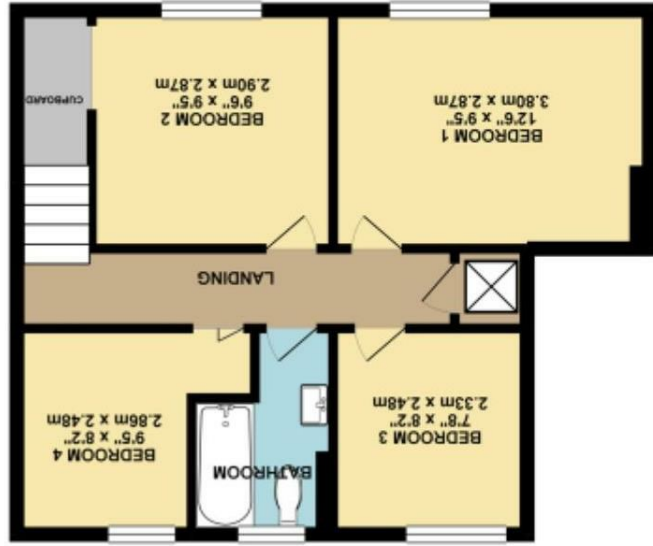


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

Kindly note that the floor area is based on the accuracy of the blueprint contained here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or 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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TOTAL FLOOR AREA : 878.11 sq. ft. (81.58 sq. m.) approx.

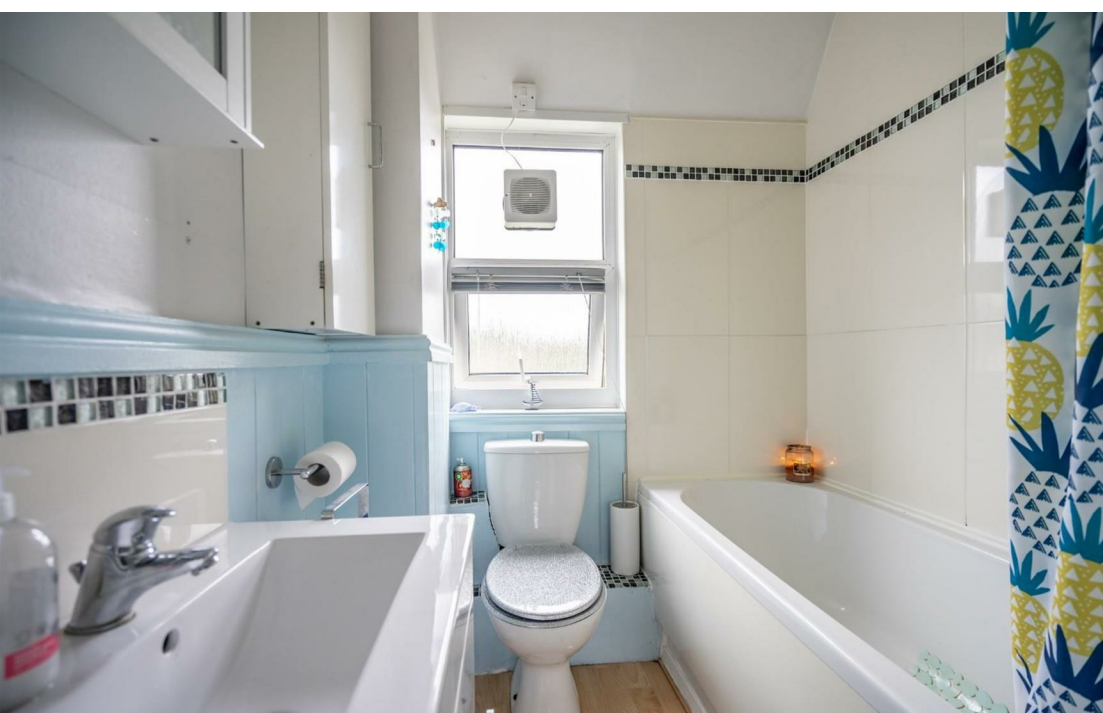


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	68
Potential	82



130 Alcuin Avenue, York  
 £230,000





## Description

This large family home is set to the East of York, close to a range of local amenities and transport links. The property is much more substantial than many in the area and offers truly spacious, flexible accommodation.

An entrance hall leads to a large living room with kitchen beyond which is fitted with a range of units and offers ample space for a dining table. There are four good sized bedrooms to the first floor and house bathroom. Externally, there are enclosed, good sized lawned gardens and off street parking to the front.

Offered for sale with no forward chain, early viewing is essential as this is the perfect family home and ideal for first time buyers, home movers and investors alike.