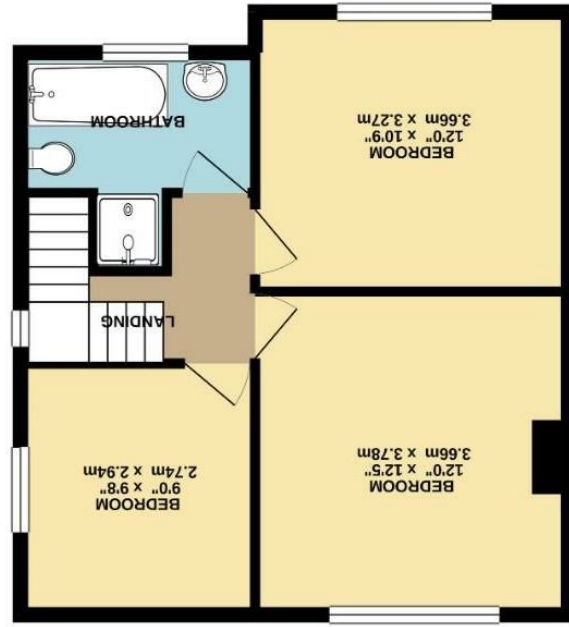


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

TOTAL FLOOR AREA: 980 sq.ft. (91.0 sq.m.) approx.
 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	
Very energy efficient - lower running costs	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
Not energy efficient - higher running costs	F (1-20)
	G
Potential	84
Current	64



1ST FLOOR
 472 sq.ft. (43.9 sq.m.) approx.



GROUND FLOOR
 507 sq.ft. (47.1 sq.m.) approx.



1 Jute Road, York
 £250,000



Ashtons



Description

Located to West of the City, is this semi detached property set on a generous plot and boasts spacious living accommodation. Close to York City centre, commuter links and various local amenities, this property is sure to appeal to a range of discerning purchasers.

The internal accommodation comprises an entrance hall, leading to the open plan lounge/diner featuring a bay window allowing light to flood through and a feature fire place. The kitchen includes an array of contemporary wall and base units, integrated appliances complemented by stylish worktops. To finish the ground floor accommodation is a utility room and WC, with access to the rear garden. To the first floor are three double bedrooms, and a family bathroom. The modern bathroom boasts a white four piece suite.

Externally, the rear garden is mainly laid to lawn enclosed by fencing. To the front of the property is a wonderful lawned garden and a driveway for several cars. Offered with no onward chain, viewing is highly recommended.