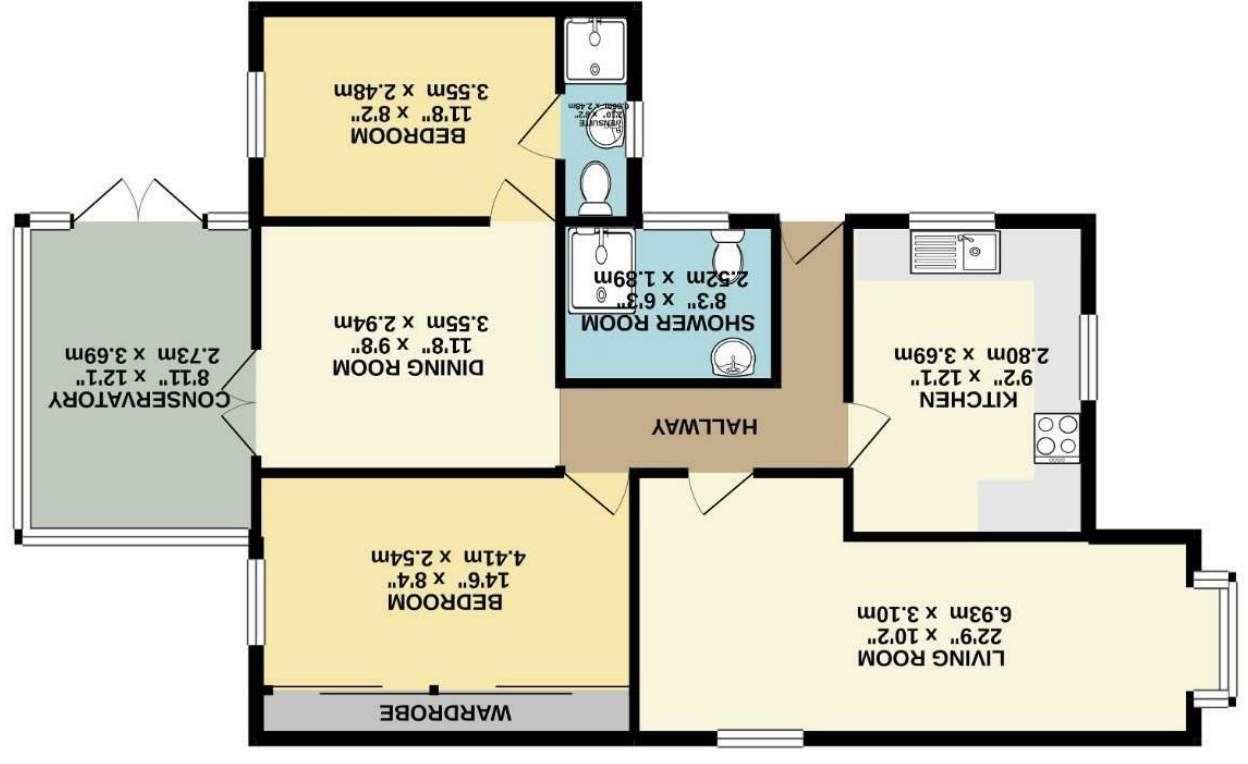


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

When every attempt has been made to ensure the accuracy of the above contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. 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 operation or efficiency can be given.
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GROUND FLOOR
 895 sq.ft. (83.1 sq.m.) approx.

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



19 Fairfields Drive, York
 No Onward Chain £325,000



Ashtons



Description

This lovely detached bungalow offers spacious and versatile living accommodation..... with NO FORWARD CHAIN.

This property will not disappoint. Situated within this quiet village of Skelton, is this charming detached bungalow with its neutral décor throughout. This home briefly comprises of an entrance hall, and a spacious living room featuring a bay window allowing light to flood through. The kitchen has an array of shaker style wall and base units, built in Dishwasher and space for other appliances, complemented by worktops with a useful breakfast bar.

To the rear of the bungalow is a good sized, delightful dining room leading to a bright, generously sized, conservatory with views and French doors to the green, lush, well established and cared for private rear garden.

The well maintained property has two excellent double bedrooms, one of which benefits from a white en suite and shower room. The house bathroom is a good size with a shower, wc and sink.

To the front of the property, there is a lawn garden and driveway which provides ample off street parking and gives access to the car port.

Within easy access to the outer ring road, Clifton Moor Retail Park and the Rawcliffe Bar Country Park / Park & Ride, this property must be viewed today.