

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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TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (1-20)
	F (21-38)
	E (39-54)
	D (55-68)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	65
Potential	84

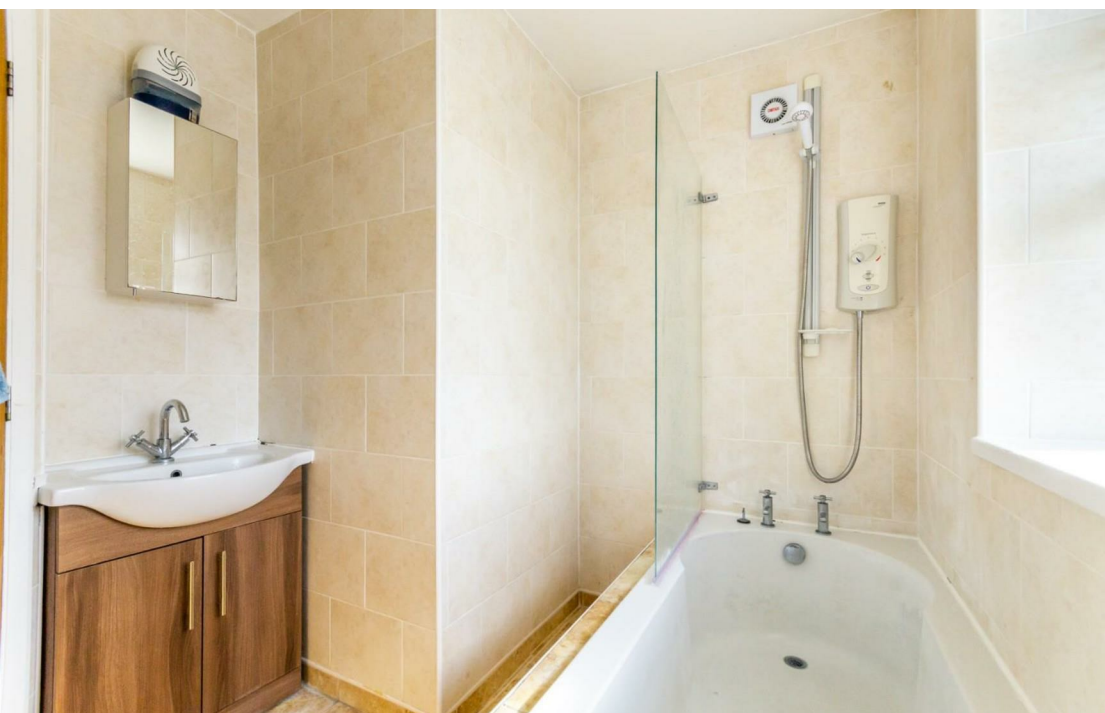
Energy Efficiency Rating



8 Brompton Road, York  
 £295,000



Ashtons



## Description

Set to the north of York is this three bedroom semi detached home ideally positioned for access to the City centre and various commuter links. The property has been well maintained throughout, offering spacious and flexible accommodation.

The internal accommodation comprises an entrance hall, a good sized living room and dining room. The fitted kitchen is light and airy boasting an array of wall and base units, a range cooker complemented by wooden worktops. To the first floor are three double bedrooms and a house bathroom.

Set on a good sized plot, the property also benefits from lawned gardens, garage and driveway parking. Offered with no onward chain, early viewing is highly recommended.