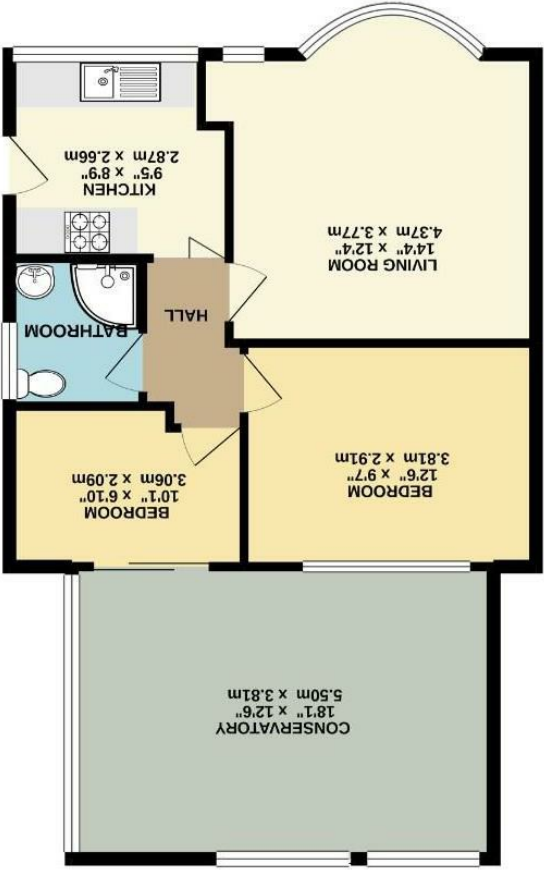


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

What every buyer should know and what every seller should know. Measurements of rooms, windows, doors and distances are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Measurements of rooms, windows, doors and distances are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Measurements of rooms, windows, doors and distances are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	67	85
Very energy efficient - lower running costs		
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		



GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



16 Hazel Garth, York
£250,000



Ashtons



Description

Located to the east of York, just off Stockton Lane, is this well maintained two bedroom bungalow. The property has been a much loved home and offers the potential for a buyer to put their own stamp on it.

The internal accommodation comprises a good sized fitted kitchen with modern wall and base units, and a spacious living room with bay window allowing light to flood through. To the rear of the property are two well proportioned bedrooms, a shower room and a larger than average conservatory.

Externally the property boasts a low maintenance paved garden, and a driveway leading to the garage.

Offered with no onward chain, viewing is highly recommended.

Fitted Kitchen - Living Room - Two Bedrooms - Shower Room - Conservatory - Rear Garden - Driveway Parking - Garage