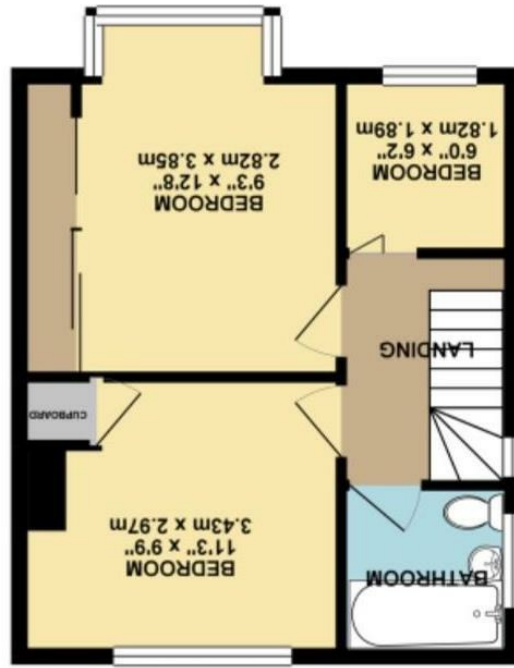


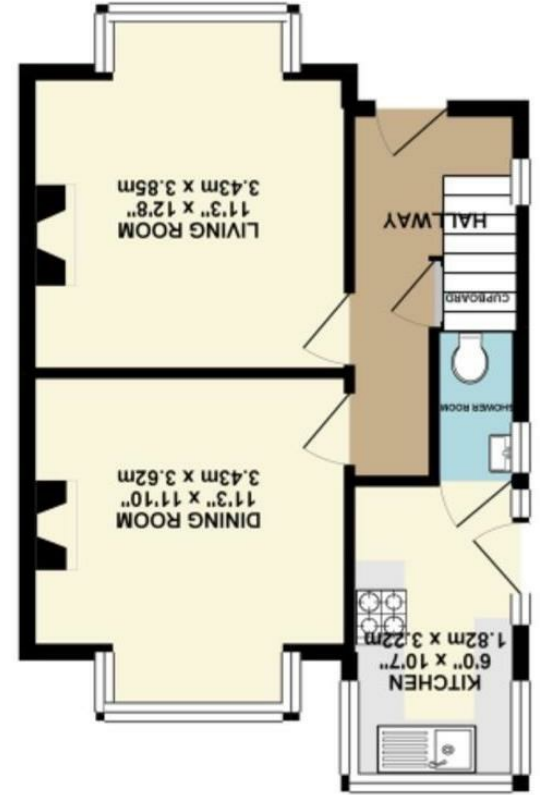
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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 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: 759.35 sq. ft. (70.55 sq. m.) approx.
 This plan is for guidance purposes only and should be used as a guide only. It does not show the exact position of the boundaries of the property. Measurements are to the outside of the walls and are not intended to be used for any other purpose. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their quality or quantity. The plan is for guidance purposes only and should be used as a guide only.

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	38
Potential	79



1ST FLOOR 362.63 sq. ft. (33.69 sq. m.)



GROUND FLOOR 396.75 sq. ft. (36.86 sq. m.)



47 Burnholme Avenue, York
 £240,000



Ashtons



Description

This spacious semi detached home is set to the East of York, well placed for access to the city centre as well as good transport links and the many local amenities the area boasts. Well maintained and much loved yet offering scope for further development and modernisation, the property is sure to appeal to a range of potential purchasers.

The accommodation includes two good sized reception rooms, separate kitchen and WC to the ground floor. To the first floor are two double bedrooms, smaller third bedroom and bathroom.

Nestled in a good sized plot, there are substantial lawned gardens to the rear, a single garage and ample driveway parking. Offered for sale with no forward chain, early viewing is essential.