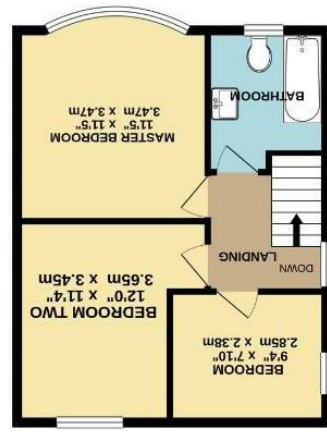


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	73
Potential	80

**Energy Efficiency Rating**



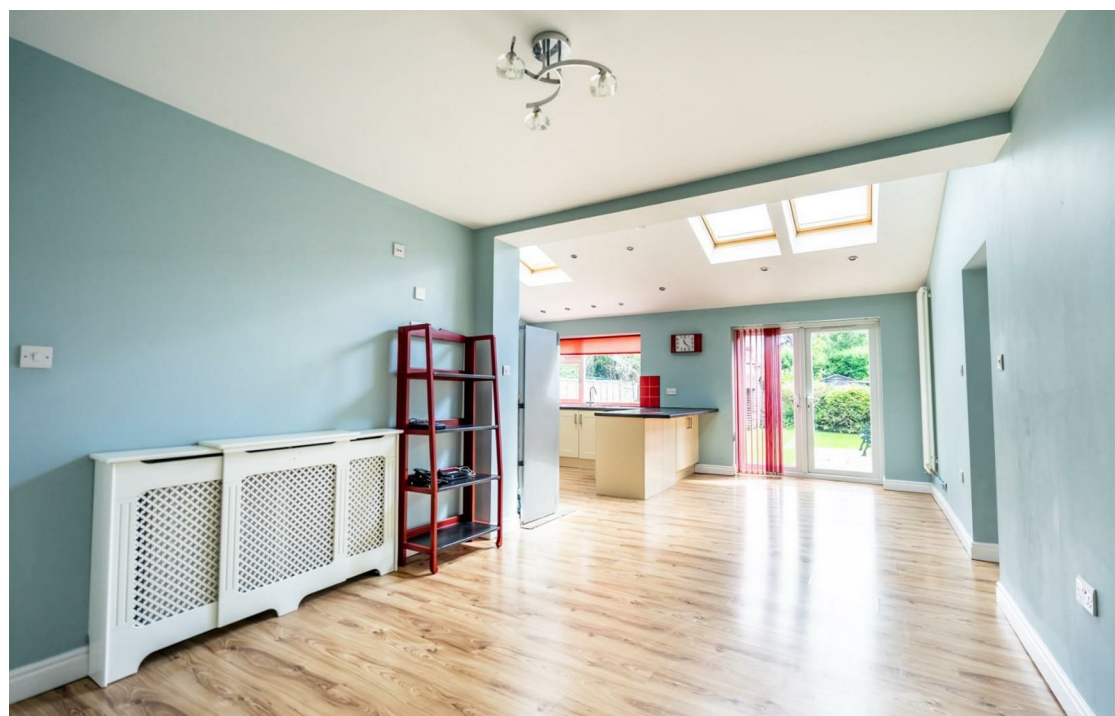
With every listing we have made to ensure the accuracy of the supplied information, measurements of doors, windows, rooms and other items are approximate and represented as such for any reason or otherwise. This plan is for illustrative purposes only and should not be used as a guide to the actual dimensions of the property. The plan is for illustrative purposes only and should not be used as a guide to the actual dimensions of the property. The plan is for illustrative purposes only and should not be used as a guide to the actual dimensions of the property. The plan is for illustrative purposes only and should not be used as a guide to the actual dimensions of the property.



3 Melrosegate, York  
Offers Over £500,000



Ashtons



## Description

Located in the heart of Heworth Village with a prominent position, yet hidden from the road, is this five bedroom detached family home. with church views, a good sized garden, and driveway. A stones throw from many local amenities.

This imposing detached home boasts generous living accommodation over 1600 sq ft, and an annex which could easily be self contained allowing a potential income. The property has been extended and modernised over the years by the recent sellers, and is sure to appeal to a range of astute purchasers.

The internal accommodation comprises an entrance hall, living room featuring a bay window allowing light to flood through and an additional reception room with a velux window. The true hub of the home is the open plan kitchen / dining / living area with French doors to the rear. The fitted kitchen encompasses an array of wall and base units, space for appliances complemented by stylish worktops. To finish the ground floor accommodation is a wonderful extension with huge potential to create an additional income or for a family members, there are two double bedrooms, sitting room, utility room, and two shower rooms. To the first floor are three well proportioned bedrooms and a house bathroom.

Externally, the property boasts a rear garden with lawn and a patio area, enclosed by fenced boundaries. To the front of the property is a driveway. Offered with no onward chain, viewing is highly recommended.