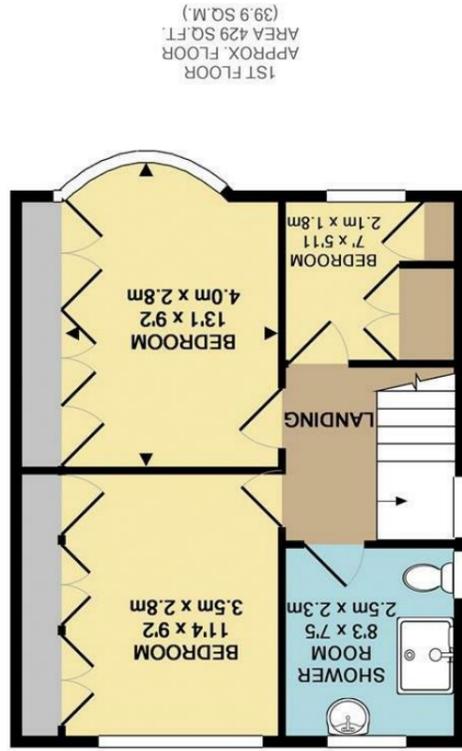


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

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

Environmental Impact (CO ₂) Rating	
England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	(1-20)
	(21-38)
	(39-54)
	(55-68)
	(69-80)
	(81-91)
Very environmentally friendly - lower CO ₂ emissions	(92 plus)
Current	Potential
	64
	75

TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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127 Almsford Road, York
 £300,000



Ashtons



Description

Located to the West of York, this traditional semi-detached house is beautifully presented throughout and benefits from a well-designed ground floor extension. Set within this convenient location for York, Acomb and the York outer ring road, this property is sure to appeal to a range of discerning purchasers.

The internal accommodation comprises an entrance hall leading through to a bay fronted living room with a modern fire place. The living room flows into the impressive open plan kitchen/diner via stained glass doors, which is the true hub of the home. The kitchen boasts a range of wall and base units, integrated appliances complemented by granite work tops. The area is flooded with natural light from velux windows and bi fold doors leading to the landscaped garden. To finish the ground floor accommodation is a WC and an integral store room. To the first floor are three well proportioned bedrooms including fitted wardrobes and a shower room.

Externally, the property boasts a landscaped rear garden with a brick-built outbuilding with electrics and a paved driveway with space for two cars. In summary, an immaculate family home with fantastic living accommodation. Viewing is highly recommended.

List of Rooms:

Entrance Hall - Living Room - Open Plan Kitchen/Diner with Bi Folds - Ground Floor WC & Integral Store Room - Three Bedrooms - Shower Room - Rear Garden - Brick-Built Outbuilding - Driveway Parking