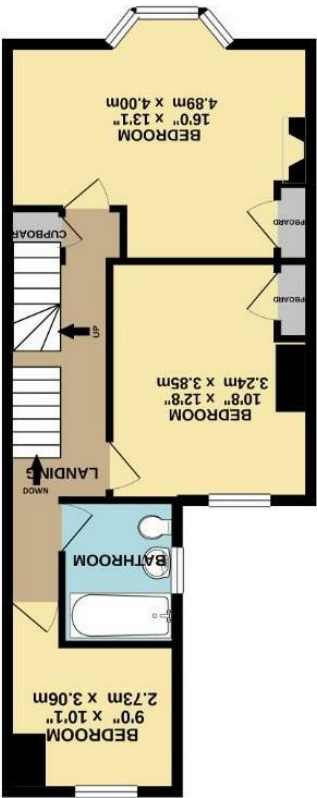
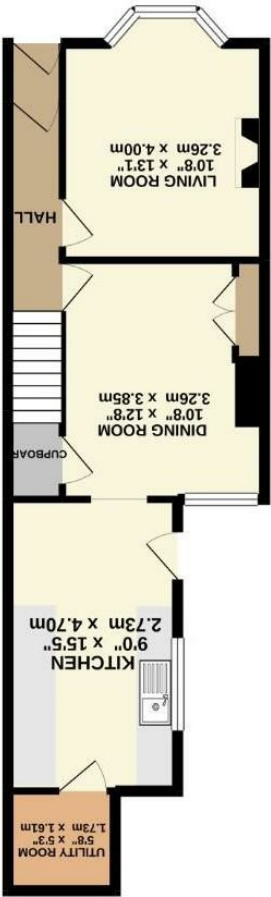


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

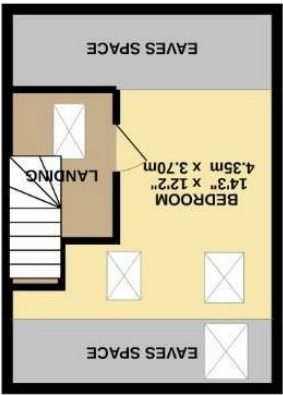
Westbury Group has been made to ensure the accuracy of the room plan. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to new operation or efficiency can be given. Made with Mapbox © 2021



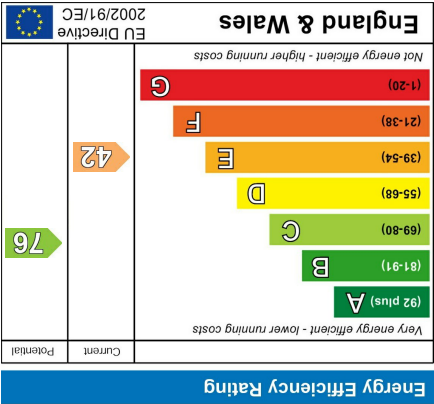
1ST FLOOR
533 sq. ft. (49.6 sq. m.) approx.



GROUND FLOOR
503 sq. ft. (46.7 sq. m.) approx.



2ND FLOOR
286 sq. ft. (26.6 sq. m.) approx.



22 South Bank Avenue, York
£395,000



Ashtons



Description

Situated in this sought after location, just off Bishopthorpe Road, with its extensive range of shops and amenities a little over a mile from the City centre itself. The property has had a scheme of modernisation by previous owners with all the basics being done including a spacious fourth bedroom on the second floor. The property also benefits from a small walled rear garden.

This area has become more and more popular over recent years due to the location and amenities. This property is now ready to take to the next level to capitalise on the location, lending itself to kitchen extensions and refitting to the latest standard, hence the most realistic asking price.

The accomodation includes; two separate reception rooms, kitchen and utility room whilst on the first floor are three bedrooms and a bathroom, with a fourth attic bedroom.