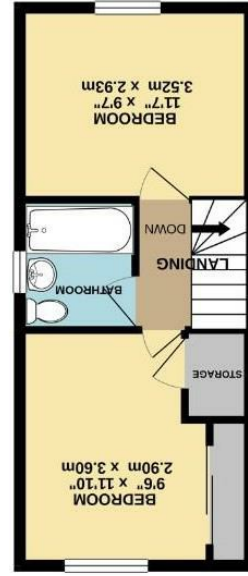
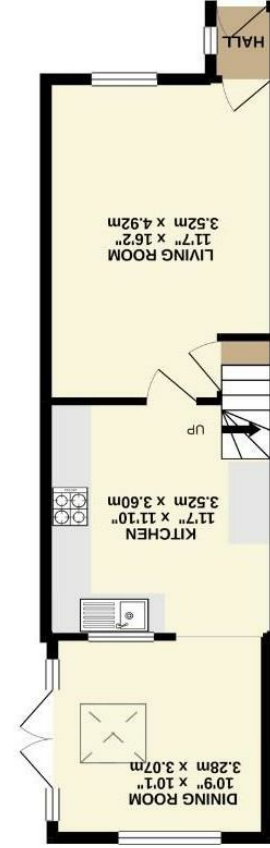


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

These sales particulars have been prepared to assist the buyer in making a decision on the basis of the information provided. The buyer should not rely on these particulars as a guarantee of accuracy. The seller makes no representation or warranty as to the accuracy of the information provided. The buyer should verify the information provided by independent means. The seller is not responsible for any loss or damage caused by the use of these particulars. The seller is not responsible for any loss or damage caused by the use of these particulars.



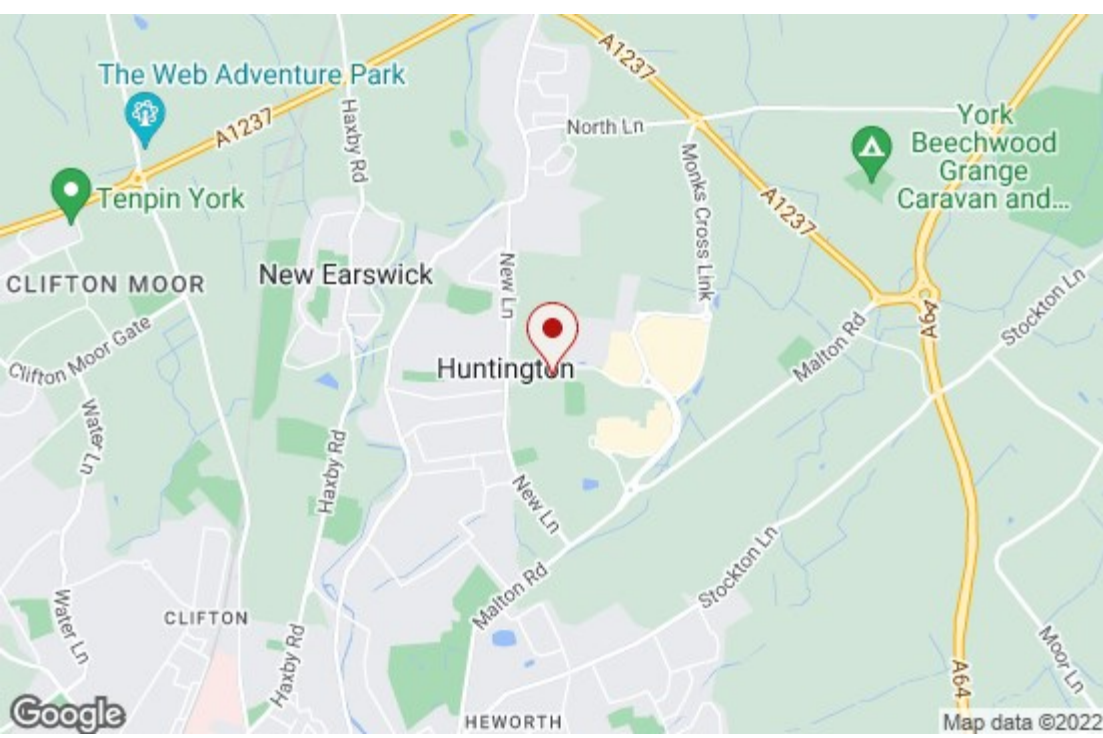
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	84



18 Forge Close, York
£275,000



Ashtons



Description

Located to the north east of York in the popular Huntingdon area is this two double bedroom home with beautiful views of open fields. The property is an ideal first time buyer home or an investment purchase.

The internal accommodation comprises an entrance hall, a spacious living room and a fitted kitchen. The fitted kitchen boasts an array of shaker style wall and base units, integrated appliances, complemented by stylish worktops, beyond is an extended dining room with French doors to the rear garden.

To the first floor are two double bedrooms, and a modern house bathroom. Externally, the property boasts a low maintenance fenced rear garden with wonderful open views and a driveway to the front.

Early viewing is highly recommended.

Entrance Hall - Living Room - Dining Room - Fitted Kitchen - Two Double Bedrooms - House Bathroom - Rear Garden - Driveway Parking