

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.

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	(81-91) B	(69-80) C
(55-68) D	(39-54) E	(21-38) F
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current		
Potential		
67		
83		

Energy Efficiency Rating		
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
(1-20) G		
Not energy efficient - higher running costs		
Current		
Potential		
68		
83		



8 Minster Avenue, York
£260,000



Ashtons



Description

Located to the North of York in the popular area of Huntington, is this three bedroom dormer bungalow boasting spacious and flexible accommodation which has been modernised throughout by the current owners. Huntington village has a wide range of local amenities, as well as being walking distance to Monks Cross shopping park, and good commuter links to the Outer Ring Road. The property comprises of an entrance hall, a good sized living room with a bay window, bedroom one, and a modern shower room to the front of the property. To the rear is an impressive kitchen/diner, with integrated appliances, a delightful sun room with French doors leading to the garden and a useful under the stairs storage to finish the ground floor accommodation. To the first floor are two double bedrooms and a house bathroom with a shower over the bath. Externally, the property boasts driveway parking to the front, a landscaped garden to the rear and a shed with electrics. Viewing is essential to appreciate the quality of work on offer.