

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, service details, 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.

What every intending buyer should know to ensure the accuracy of the description of the property. Measurements of areas, rooms and distances are approximate and should be used as a guide only. Measurements of areas, rooms and distances are approximate and should be used as a guide only. Measurements of areas, rooms and distances are approximate and should be used as a guide only. Measurements of areas, rooms and distances are approximate and should be used as a guide only.

England & Wales	
EU Directive 2002/91/EC	
Current	Potential
58	86
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



GROUND FLOOR 616 sq. ft. (57.2 sq.m.) approx.



24 Philadelphia Terrace, York
 £299,000



Ashtons



Description

Enjoying an elevated position with stunning views across the Knavesmire to York Racecourse, is this 2 bedroom semi detached bungalow with two double bedrooms, gas central heating, PVC double glazing, fitted bedroom furniture and is for sale with no onward chain. A particular feature of this property is the plot which features garden areas to the front side and rear.

In brief the accommodation comprises; entrance hall, lounge/diner, kitchen, side porch, two double bedrooms and bathroom.