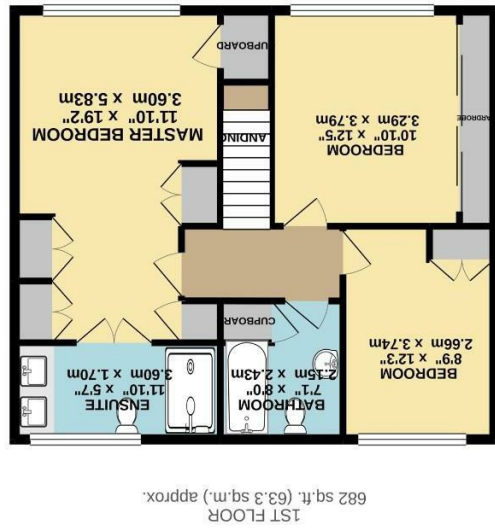


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Decent energy efficiency - higher running costs	D (39-54)
Not energy efficient - higher running costs	E (21-38)
Not energy efficient - higher running costs	F (1-20)
Potential	79
Current	64



12 The Vale, York
 £595,000



Ashtons



Description

Knole House is in a highly sought after street in the popular village of Skelton, lying close to excellent schools, local amenities, and proximity to York City centre. This wonderful stone built detached home has been modernised and extended over the years by the sellers to the highest of standards, boasting spacious family accommodation over 2100 sq ft.

The internal accommodation comprises of an entrance hall leading into the open plan living / dining area with french doors to rear garden and a feature fireplace. The true hub of the home is the impressive kitchen / dining / living area with bi fold doors to the rear and six velux windows allowing light to flood through. The fitted kitchen boasts an array of contemporary wall and base units, a range of NEFF appliances, complemented by granite worktops. To finish the ground floor accommodation is access to the double garage and a wc. To the first floor are three double bedrooms, with the master bedroom benefitting from en-suite shower room. There is a luxury family bathroom with a three piece suite.

Externally, the property boasts a beautifully landscaped garden, with mature borders, lawn and a patio area ideal for entertaining. To the front is a driveway leading to the double garage, and a front garden. Sure to appeal to a range of discerning purchasers viewing is highly recommended.