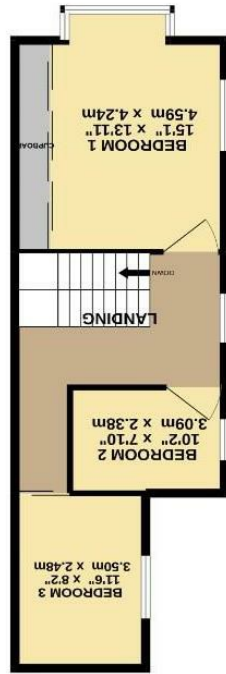


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

What every attempt has been made to ensure the accuracy of the foundation covered here, measurements of doors, windows, doors and other items are approximate and responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. As to their accuracy or efficiency can be given. Made with Inrapack.co.uk

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	61
Potential	84



1ST FLOOR  
 502 sq ft. (46.6 sq m.) approx.



GROUND FLOOR  
 614 sq ft. (57.1 sq m.) approx.



1 Gray Street, York  
 £325,000



Ashtons



## Description

Located to the south of York, just a short stroll from the City centre, Railway Station and the wealth of local amenities the much celebrated "Bishy Road" has to offer, is this three bedroom period home. The property has been well maintained throughout with the benefit of a new roof, and offers further potential for a buyer to put their own stamp on it.

The internal accommodation comprises an entrance hall, a spacious living room with a deep bay window and a dining room. The kitchen / diner boasts an array of wall and base units, integrated appliances complemented by worktops. Beyond is a utility area and a three piece bathroom suite. To the first floor are three good sized bedrooms.

Externally, the property boasts a garage ideal for storage and an enclosed courtyard. Offered with no onward chain, viewing is highly recommended.