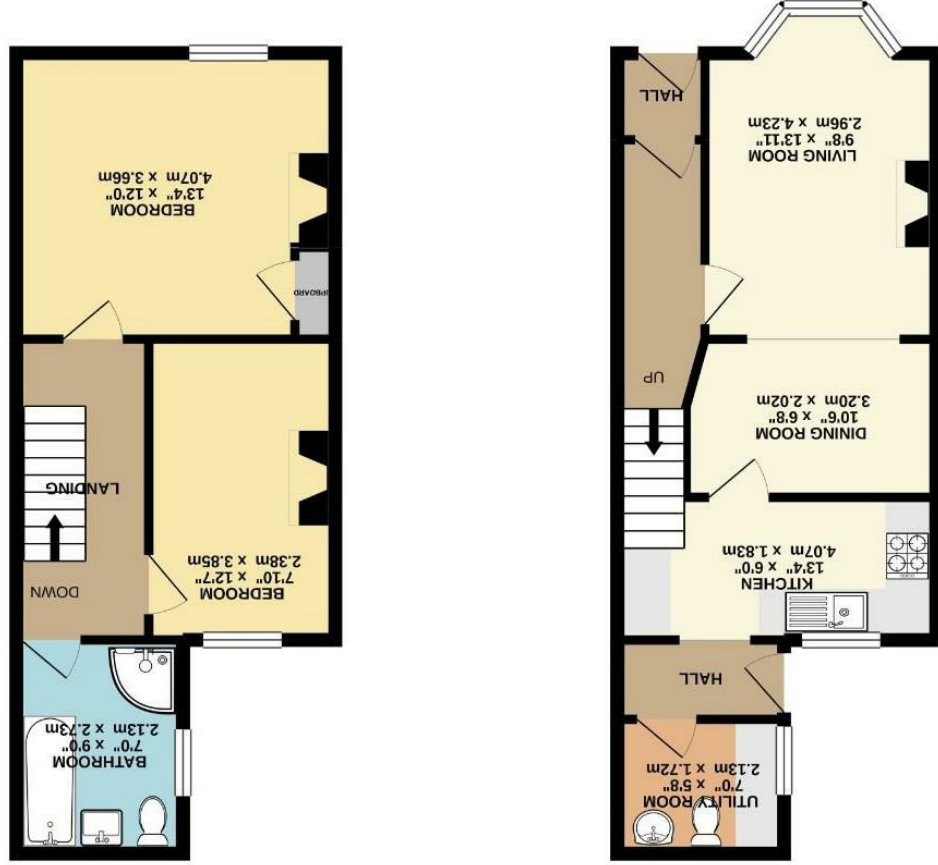


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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 information contained herein, measurements of rooms, areas and any other dimensions are not guaranteed to be exact. The purchaser is advised to verify the accuracy of the information contained herein, measurements of rooms, areas and any other dimensions are not guaranteed to be exact. The purchaser is advised to verify the accuracy of the information contained herein, measurements of rooms, areas and any other dimensions are not guaranteed to be exact. The purchaser is advised to verify the accuracy of the information contained herein, measurements of rooms, areas and any other dimensions are not guaranteed to be exact.

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)
G	(1-20)
Not energy efficient - higher running costs	
Current	61
Potential	81



1ST FLOOR 379 sq.ft. (35.2 sq.m.) approx.

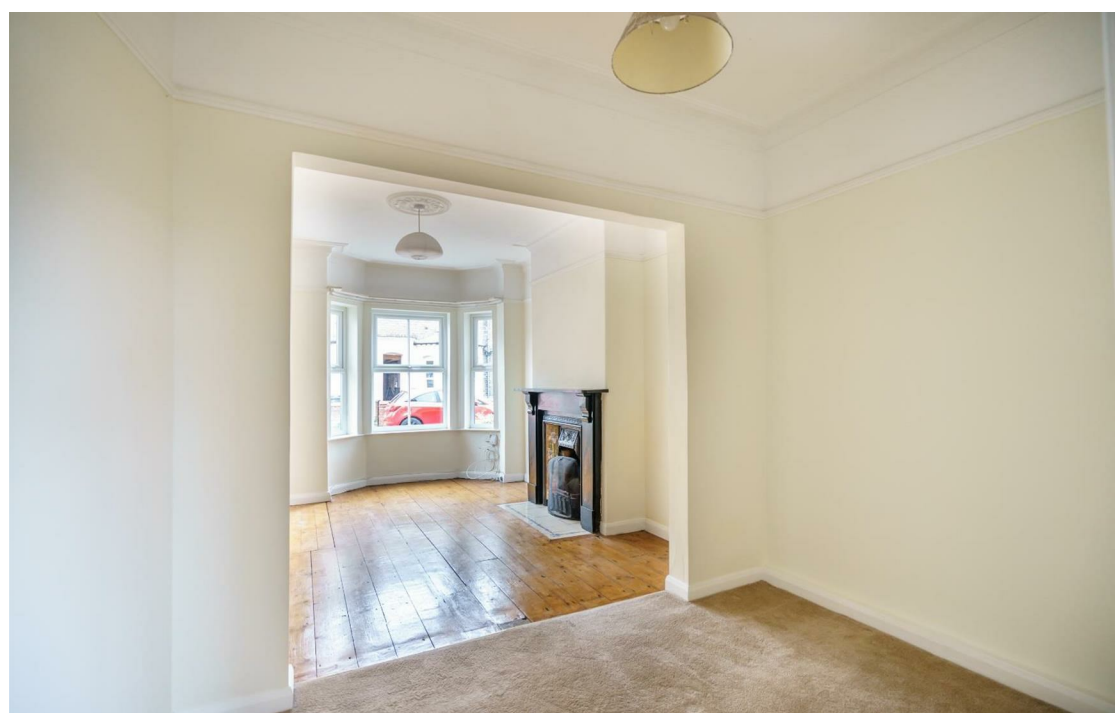
GROUND FLOOR 395 sq.ft. (36.7 sq.m.) approx.



3 Neville Terrace, York
 Offers Over £270,000



Ashtons



Description

This well presented period house is located in a highly sought after street enjoying easy pedestrian access to York City centre, York St. Johns University and Hospital. The property retains a wealth of period features and has the benefit of modern double glazed windows and central heating.

The ground floor accommodation includes a hallway leading to the principal reception rooms including the bay fronted lounge. The second reception room has been knocked through creating a sociable and practical open plan space currently used as a dining room. The fitted kitchen boasts an array of wall and base units, with integrated appliances, complemented by stylish worktops. Beyond is a utility room with a wc and access to the rear courtyard. To the first floor are two double bedrooms and a four piece bathroom suite.

Externally, the property boasts an enclosed courtyard with and on street permit parking. Offered with no onward chain, viewing is highly recommended.