

This TRADITIONAL DETACHED HOUSE is situated on a GENEROUS CORNER PLOT and has been FULLY RENOVATED in recent years to beautifully combine original features with COMFORTABLE CONTEMPORARY LIVING.

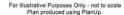
- Traditional Detached House
- Living Room with Wood Burning Stove
- Contemporary Dining Kitchen
- Ground Floor WC
- Two Double Bedrooms
- Third Single Bedroom / Study
- Bathroom and Separate WC
- Beautifully Maintained Gardens
- Detached Single Garage
- · Close to York City Centre

Offers In Excess Of £550,000

Tenure: Freehold

Council Tax Band: D

Approx. 54.4 sq. metres (585.0 sq. feet) Dining Room 2.83m x 3.28m First Floor (9'3" x 10'9") Approx. 43.9 sq. metres (472.3 sq. feet) **Bedroom 3** Bedroom 2 2.28m x 2.49m Kitchen 3.28m x 3.39m (7'6" x 8'2") 3.28m x 5.87m (10'9" x 11'2") (10'9" x 19'3") WC WC Bathroom Living **Bedroom 1** Room 3.27m x 4.22m (10'9" x 13'10") 3.27m x 4.25m (10'9" x 13'11")





Ground Floor





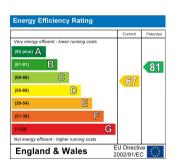


















IMPORTANT NOTICE

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- 2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- 3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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