



## 15 Chessingham Gardens

Tadcaster Road, York, YO24 1XE

One of York's best known and sought-after addresses, Chessingham Gardens proudly stands at the very top of Tadcaster Road and offers easy access to the city centre, railway station and various commuter links.

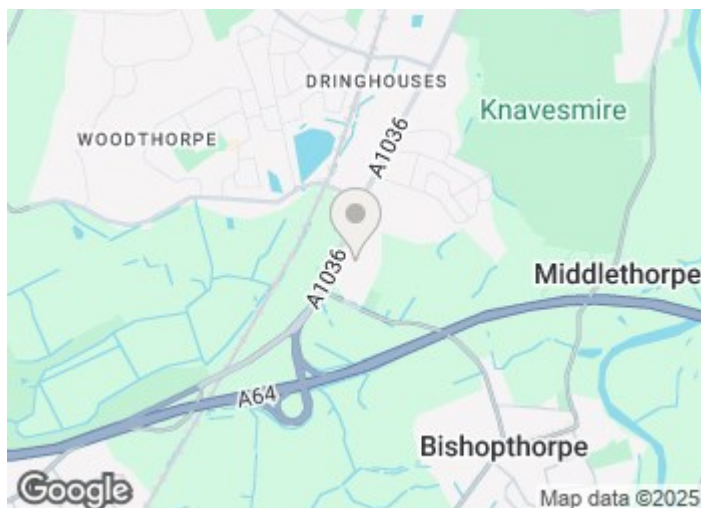
**Asking Price £900,000**

# 15 Chessingham Gardens

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- NO ONWARD CHAIN
- STUNNING DETACHED FAMILY HOME
- DOUBLE GARAGE
- SPACIOUS GARDEN
- INCREDIBLE LOCATION
- FOUR BEDROOMS
- POTENTIAL TO FURTHER EXTEND



**Directions**





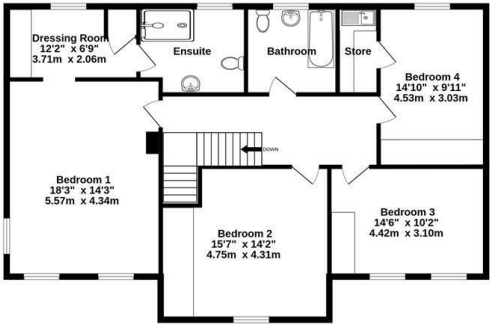


Floor Plan

GROUND FLOOR  
1682 sq.ft. (156.3 sq.m.) approx.



1ST FLOOR  
1169 sq.ft. (108.6 sq.m.) approx.



TOTAL FLOOR AREA : 2851 sq.ft. (264.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	