



90 Almsford Road  
York, YO26 5NT

Offers In The Region Of £330,000

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Fabulous opportunity to buy your forever home in this popular residential area. This lovely three bedroom traditional style semi-detached house already provides ample space to move straight into with the large entrance hall, lounge with bay window opening into the dining room and a separate good size fitted kitchen. Outside to the rear is a beautifully landscaped garden. Upstairs are the three bedrooms, bathroom and separate toilet. The front garden with private driveway leads to a large garage. Similar properties have been extended in various ways if more family living space is needed.

**Entrance Porch**

**Entrance Hallway**

**Lounge**

13'6 x 11'9 (4.11m x 3.58m)

**Dining Room**

12'0 x 10'8 (3.66m x 3.25m)

**Kitchen**

13'6 x 7'5 (4.11m x 2.26m)

**Integral Garage**

23'1 x 10'3 (7.04m x 3.12m)

**First Floor Landing**

**Bedroom 1**

13'6 x 11'0 (4.11m x 3.35m)

**Bedroom 2**

11'6 x 11'2 (3.51m x 3.40m)

**Bedroom 3**

7'1 x 6'8 (2.16m x 2.03m)

**Bathroom**

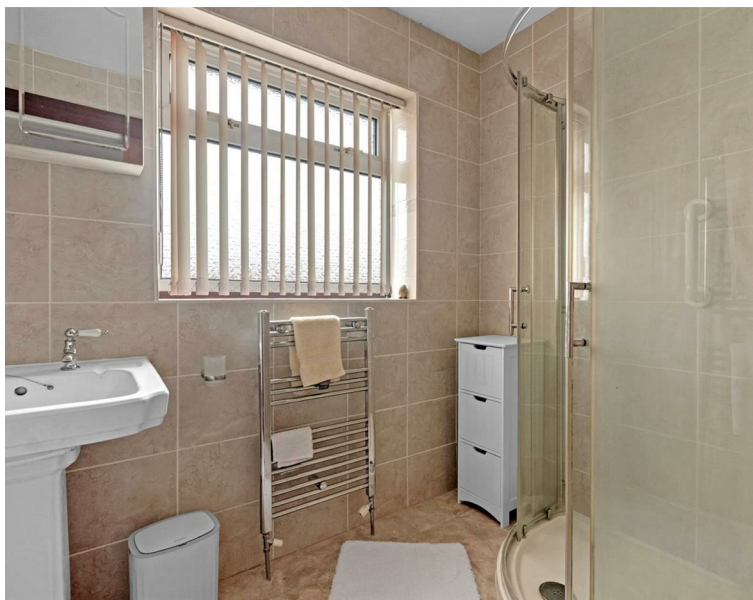
7'2 x 5'2 (2.18m x 1.57m)

**Separate WC**

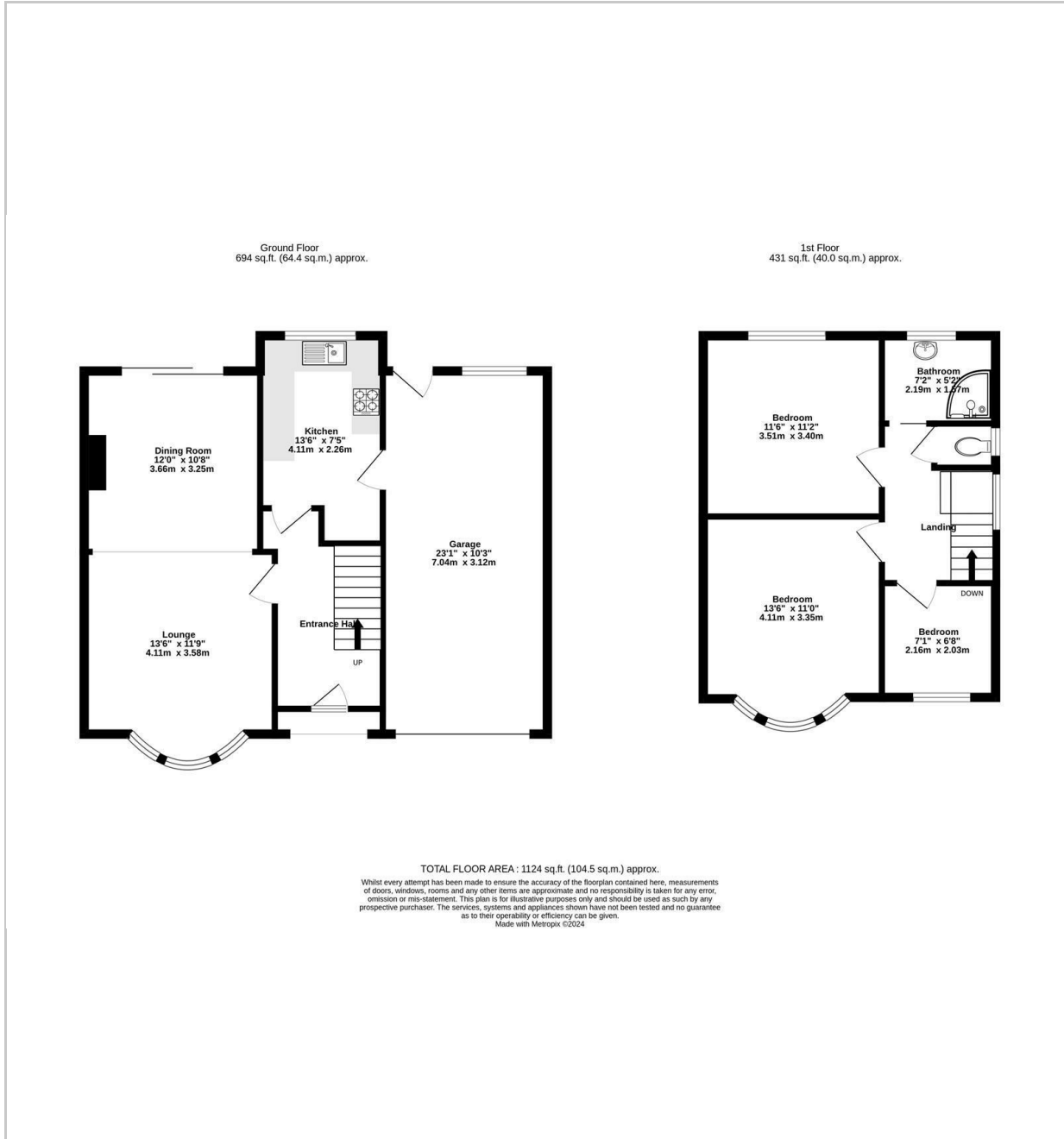
**Driveway**

**Rear Garden**

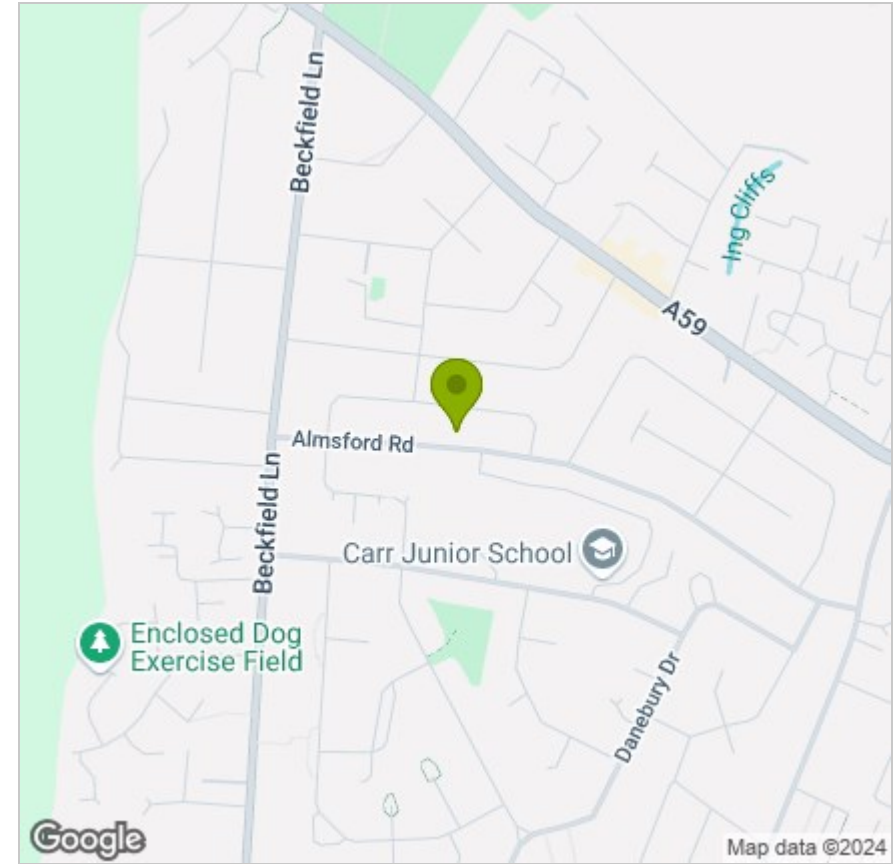




# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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