



67 Almsford Road
York, YO26 5NU
Offers Around £300,000

AN EXTENDED 3 BEDROOM TRADITIONAL STYLE SEMI DETACHED HOUSE SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES. The property which has the benefit of gas central heating and double glazing does require some upgrading works but provides spacious living accommodation comprising; entrance hall, lounge with bay window, extended sitting/dining room, good sized kitchen, landing, extended master bedroom, 2 further bedrooms and bathroom/w.c. Long attached garage/workshop. Rear garden.

Hallway

Lounge

12' 11 x 11'6 (3.66m x 3.51m)

Sitting/Dining room

16'2 x 11'6 (4.93m x 3.51m)

Kitchen

6'5"x 12'4" (1.96x 3.78)

Conservatory

9'9 x 7'10 (2.97m x 2.39m)

Landing

Bedroom 1

13'4 x 9'3 (4.06m x 2.82m)

Bedroom 2

15'9 x 11'4 (4.80m x 3.45m)

Bedroom 3

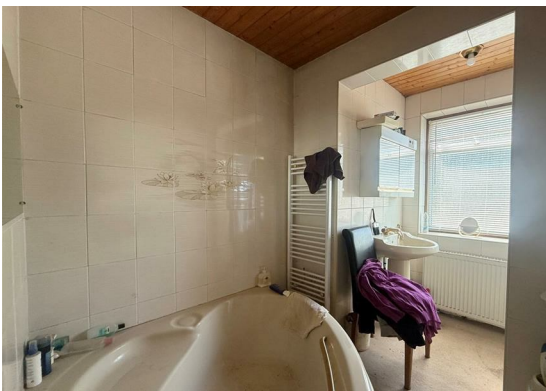
6'11 x 6'11 (2.11m x 2.11m)

Bathroom

Workshop

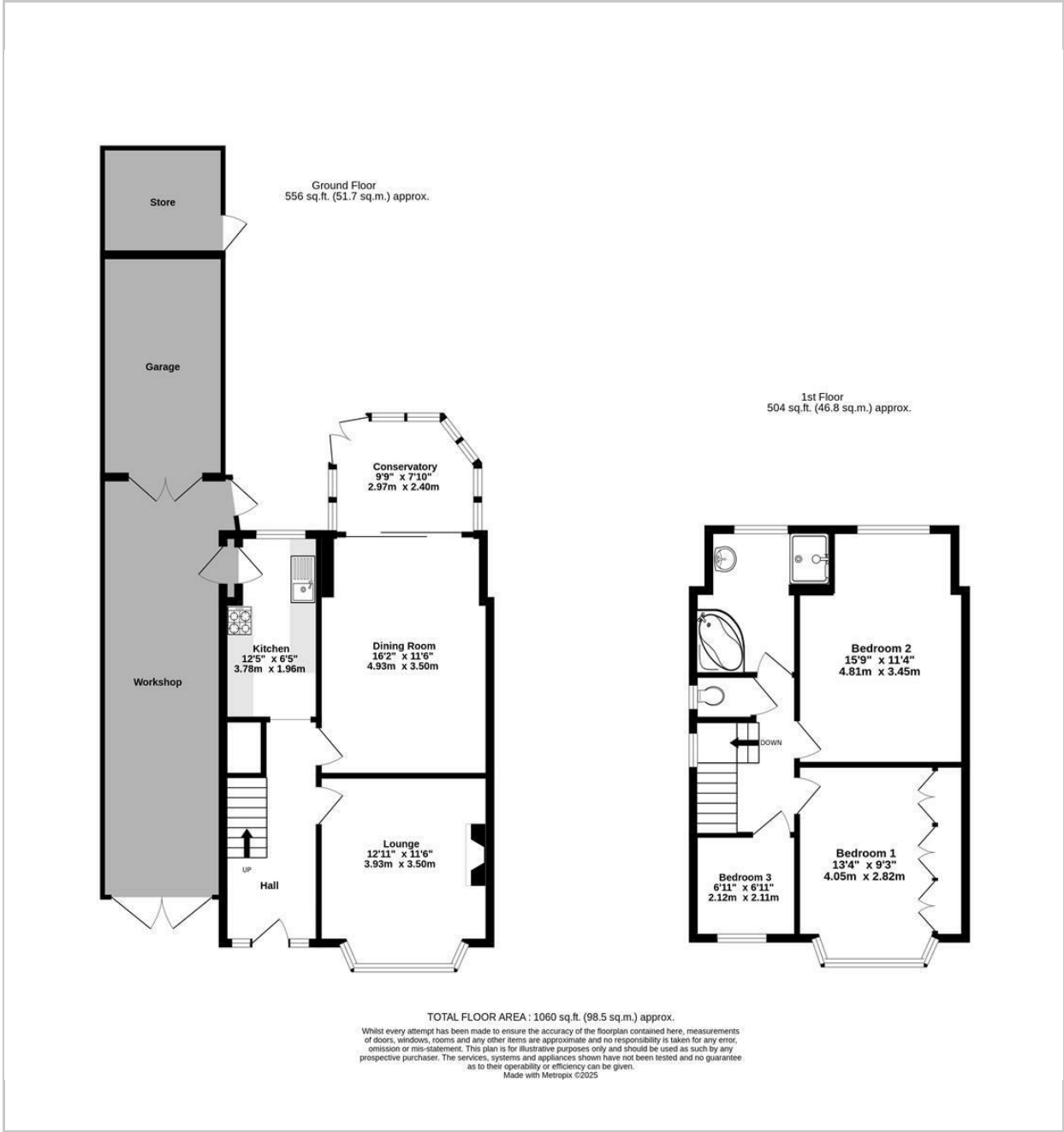
Garage

Store

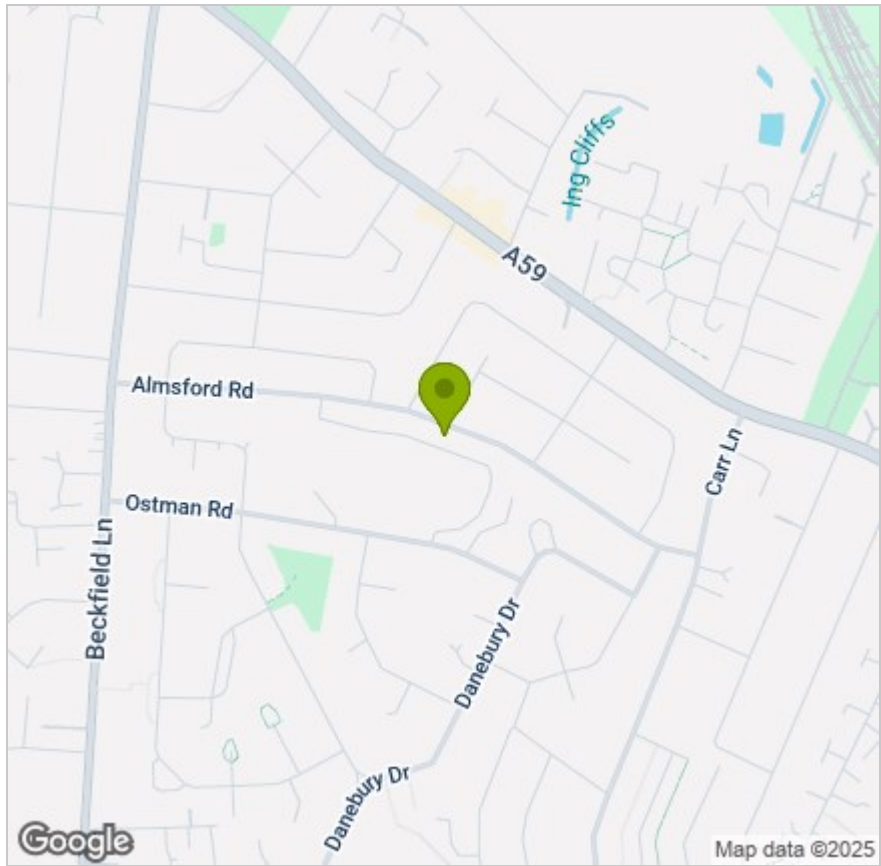




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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