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99 Chapelfields Road  
, York, YO26 5AB

Situated in a convenient location for the outer ring road, popular local amenities and York City Centre, this charming three-bedroom home is offered with no onward chain and is located to the West of York.

**£235,000**

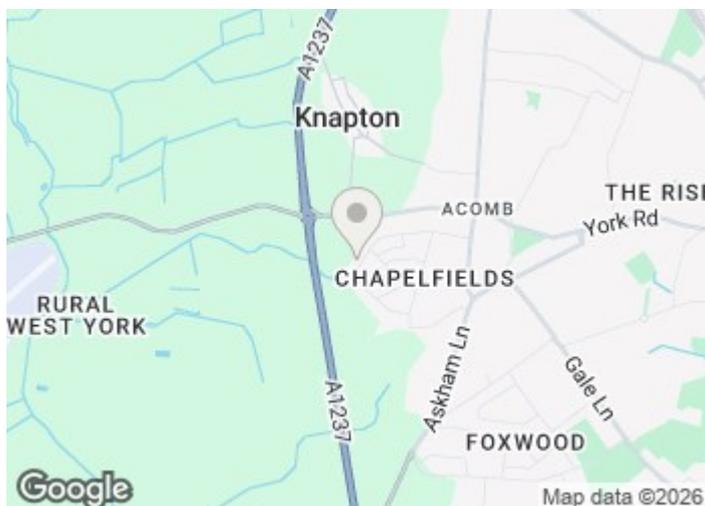
# 99 Chapelfields Road

, York, YO26 5AB



- Three Bedroom Home
- Large Rear Garden
- No Onward Chain
- Driveway for multiple cars
- Convenient Location
- Access to various commuter links

## Offer Procedure

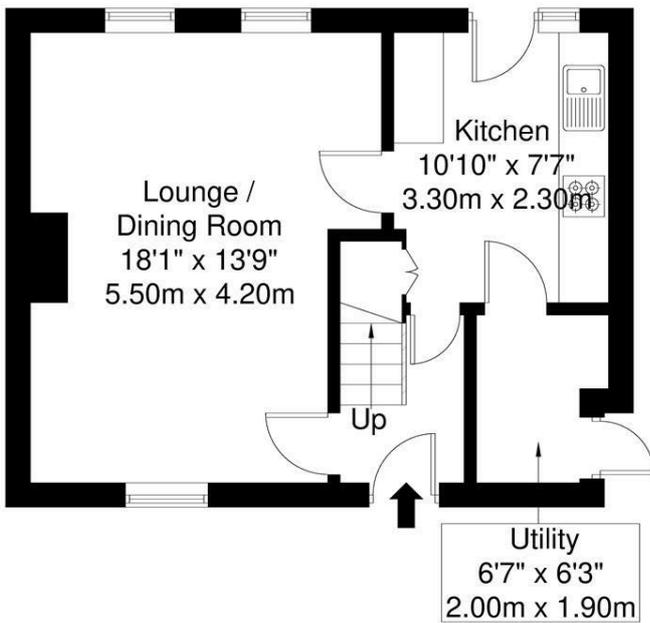


## Directions

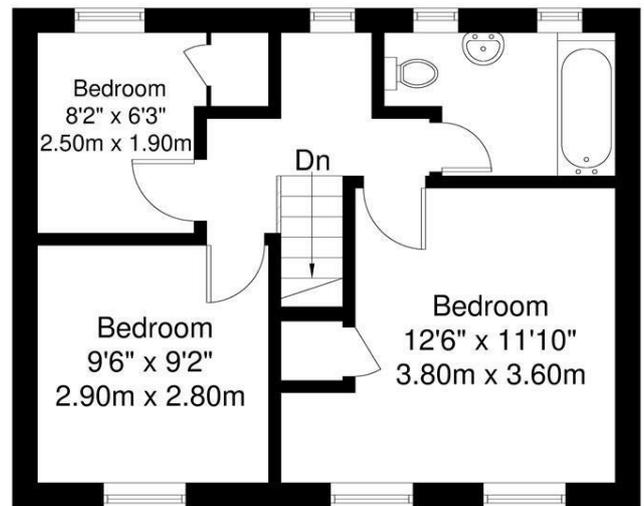


# Floor Plan

Chapelfield Road



**GROUND FLOOR**  
36.4 sq m / 391 sq ft



**FIRST FLOOR**  
38.5 sq m / 414 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 74.9 sq m / 805 sq ft**

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	
(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	