





P Permit holders only
R20
Mon - Fri
9 am - 5 pm

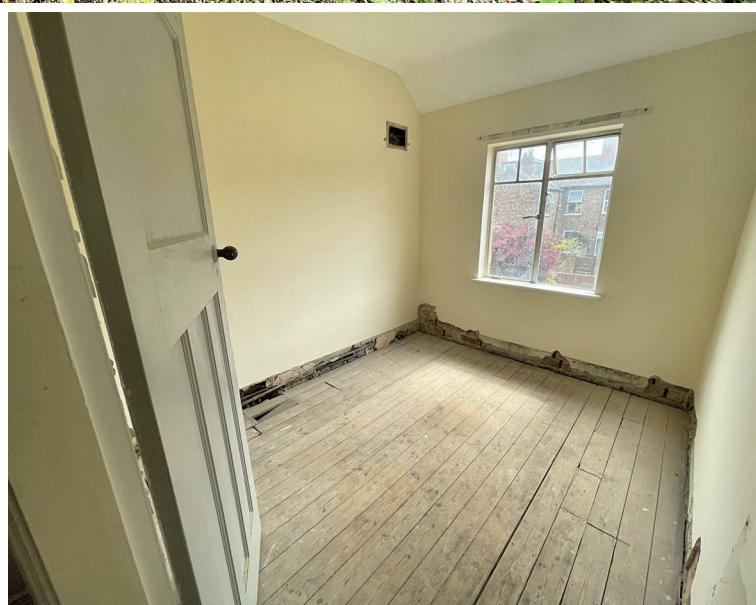
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54 Grange Garth
York, YO10 4BS
Offers Over £360,000

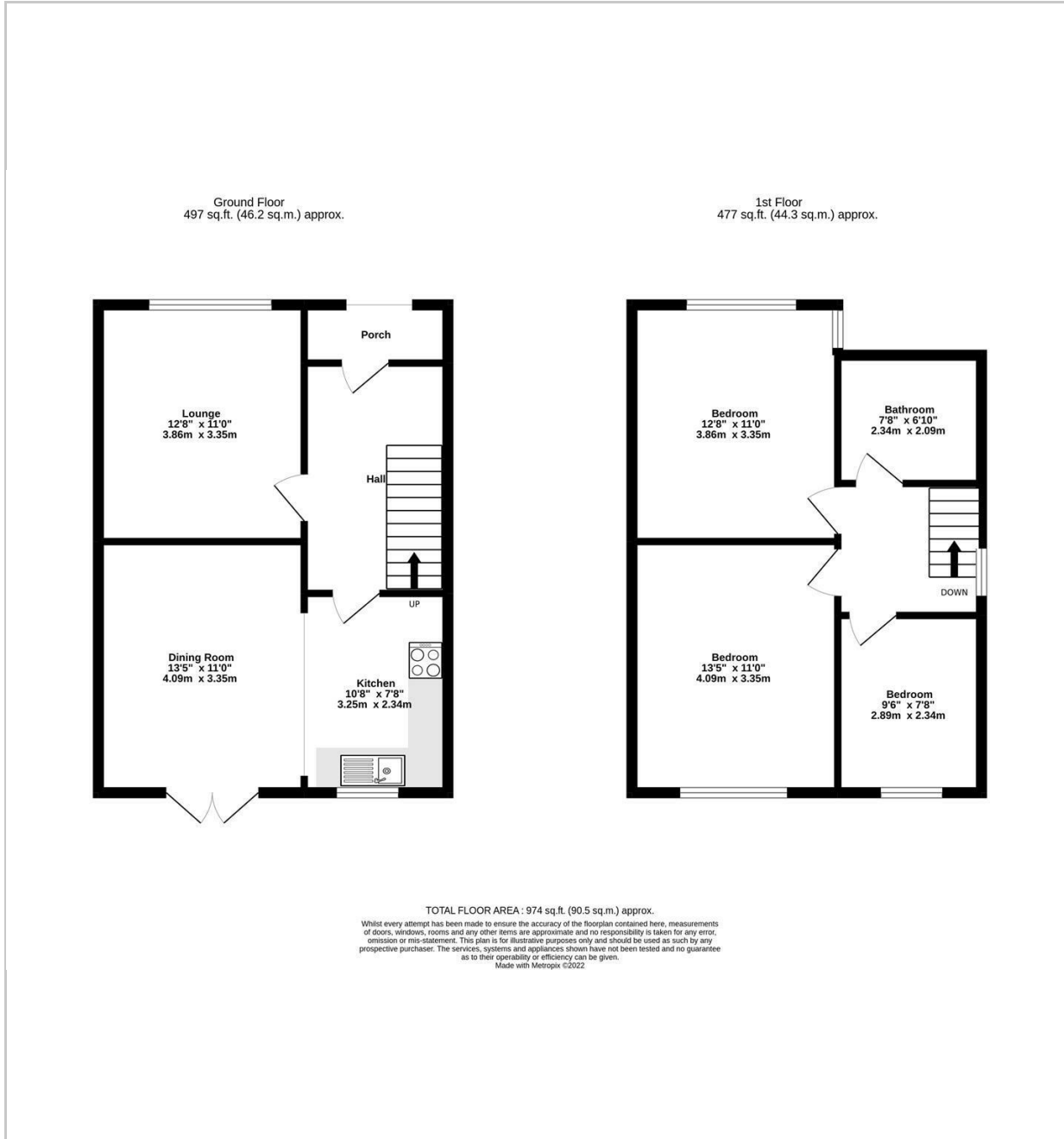
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A TRADITIONAL STYLE 3 BEDROOM SEMI DETACHED HOUSE SET IN THIS HIGHLY SOUGHT AFTER STREET WITHIN EASY WALKING DISTANCE OF THE CITY CENTRE. The property is in need of refurbishment but provides spacious accommodation with potential for extensions. The accommodation comprises entrance hall, lounge, dining room with french doors to garden and opening to a good sized kitchen, landing, 3 good sized bedrooms, bathroom (no fittings). Front garden with driveway. Lawned rear garden

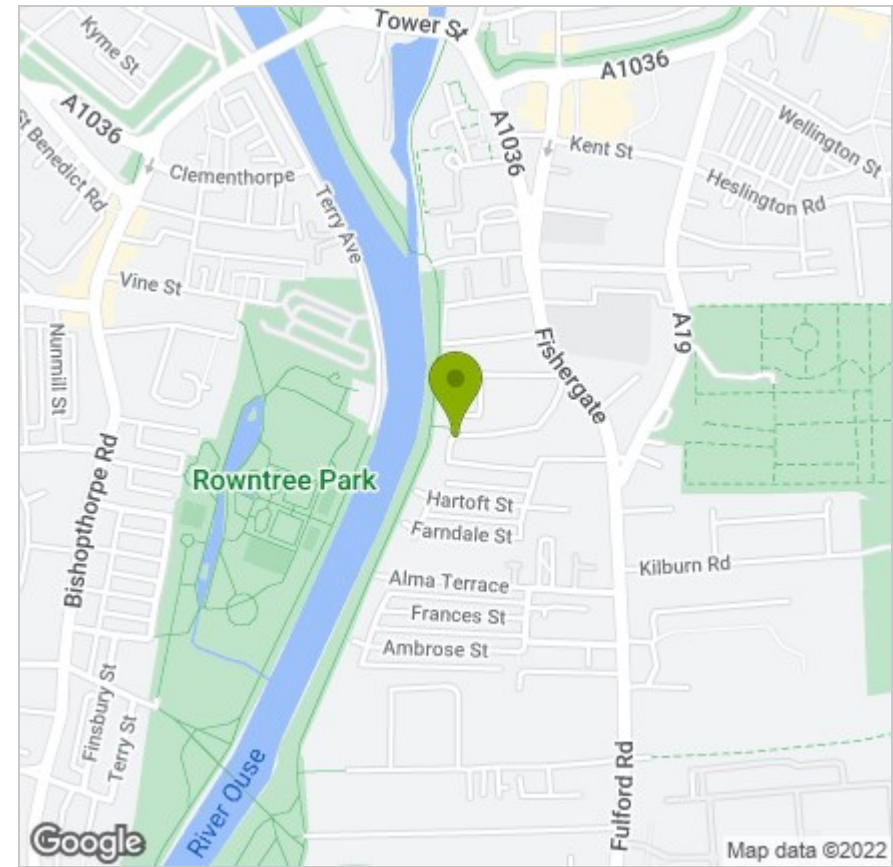




FLOOR PLAN



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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