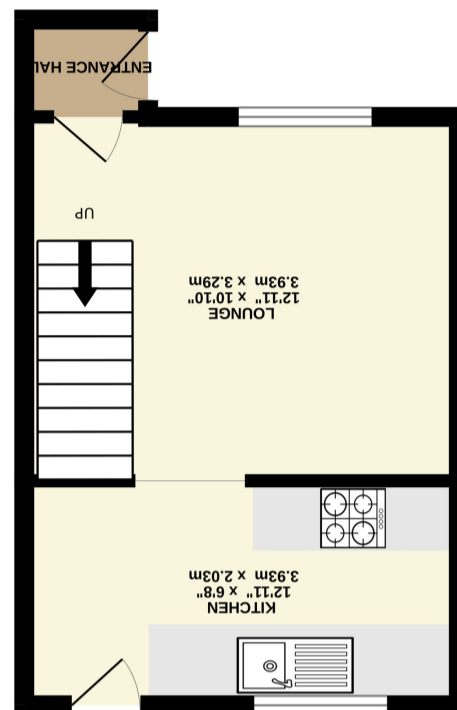
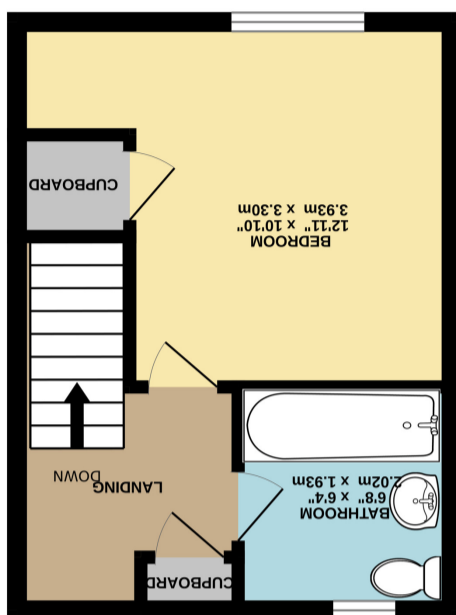


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 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



GROUND FLOOR
 236 sq. ft. (21.9 sq.m.) approx.



1ST FLOOR
 225 sq. ft. (20.9 sq.m.) approx.



Sirocco Court, YORK YO31 8FE

Offered for sale with the benefit of no onward chain is this stylish and spacious semi detached home located in a convenient location close to York City Centre, Nestle and York Hospital. Boasting a good sized lounge with feature fireplace, dining kitchen, large double bedroom and a modern three piece house bathroom. Externally the property comes with a driveway for off street parking and a generous sized low maintenance rear garden. This property has served as a well loved home and more recently a successful rental so suits a range of buyers and is likely to generate high interest levels. Early viewing is recommended to avoid disappointment.

- Large Double Bedroom
- Dining Kitchen
- Modern Bathroom
- Enclosed Easy to Maintain Garden
- Parking
- No Onward Chain
- Semi Detached House
- Desirable Location

Travelling from York on Huntington Road turn right onto Fossway. Take the left hand turning onto Montrose Avenue and Sirocco Court is on the right hand side. The property will be seen on the left hand side and can be identified by our to for sale.

Situated on the outskirts of York City Centre, Sirocco Court is in an ideal location for commuters wanting access to the city or ring road. Local facilities include Heworth Village and local shops in the immediate area. Further facilities can be found at Monks Cross, Vangarde the City Centre.

