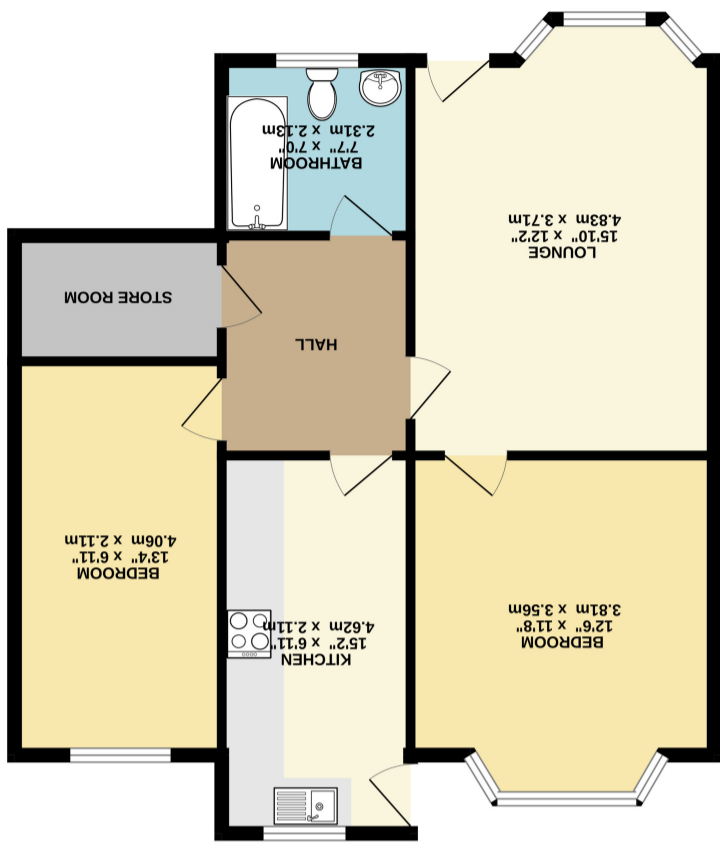


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as such. Any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee is given. Measurements are given to the centre of the room unless otherwise stated. Measurements are given to the centre of the room unless otherwise stated. Measurements are given to the centre of the room unless otherwise stated.



GROUND FLOOR 767 sq.ft. (71.3 sq.m.) approx.



14 Gerard Avenue, York YO31 0QR

A fantastic opportunity to purchase this bright and spacious two bedroom ground floor flat enjoying an enclosed rear garden and off street parking. An ideal opportunity for first time buyers to get onto the property ladder or the buyer wanting ease of access to amenities in this popular residential area of Burnholme with local shops on the door step. This larger than average flat offers well proportioned and tasteful accommodation which has been brought up to standard by the current owner. With its own entrance, it briefly comprises: living room with bright bay window, modern dining kitchen, large bedroom with bay window, a good sized second bedroom, three piece bathroom and a large store. Viewing is essential to be able to appreciate what this home has to offer.

Lease:
999 years commencing 24/11/2006
There are no service charges or ground rent.

Disclaimer - Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a laser measure. Statements contained within these particulars are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to making any decisions on this property. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange of contracts. Details correct at time of publication.

- Spacious Ground Floor Flat
- Large Lounge with Bay Window
- Three Piece Bathroom
- Two Double Bedrooms
- Modern Kitchen
- Off Street Parking
- Enclosed Rear Garden
- Local Amenities Nearby

Travelling from Tang Hall Lane from Heworth turn left onto Bad Bargain Lane and second left onto Gerard Avenue where the flat will be seen on the right hand side and can be identified by our for sale sign.

With local shops, tea room, hairdressers on the door step and an excellent bus service - numbers 6 and 11 into York City centre. Further amenities can be found at Monks Cross and Vangarde and also ideal for the University, A64 and Gym.

