



The Columbines Penleys Grove Street , York, YO31 7PN

Situated in the convenient area of Penleys Grove Street, just off Monkgate, is this delightful two-bedroom detached house presenting an excellent opportunity for a range of buyers looking to live close to the City Centre.

Offers Over £425,000

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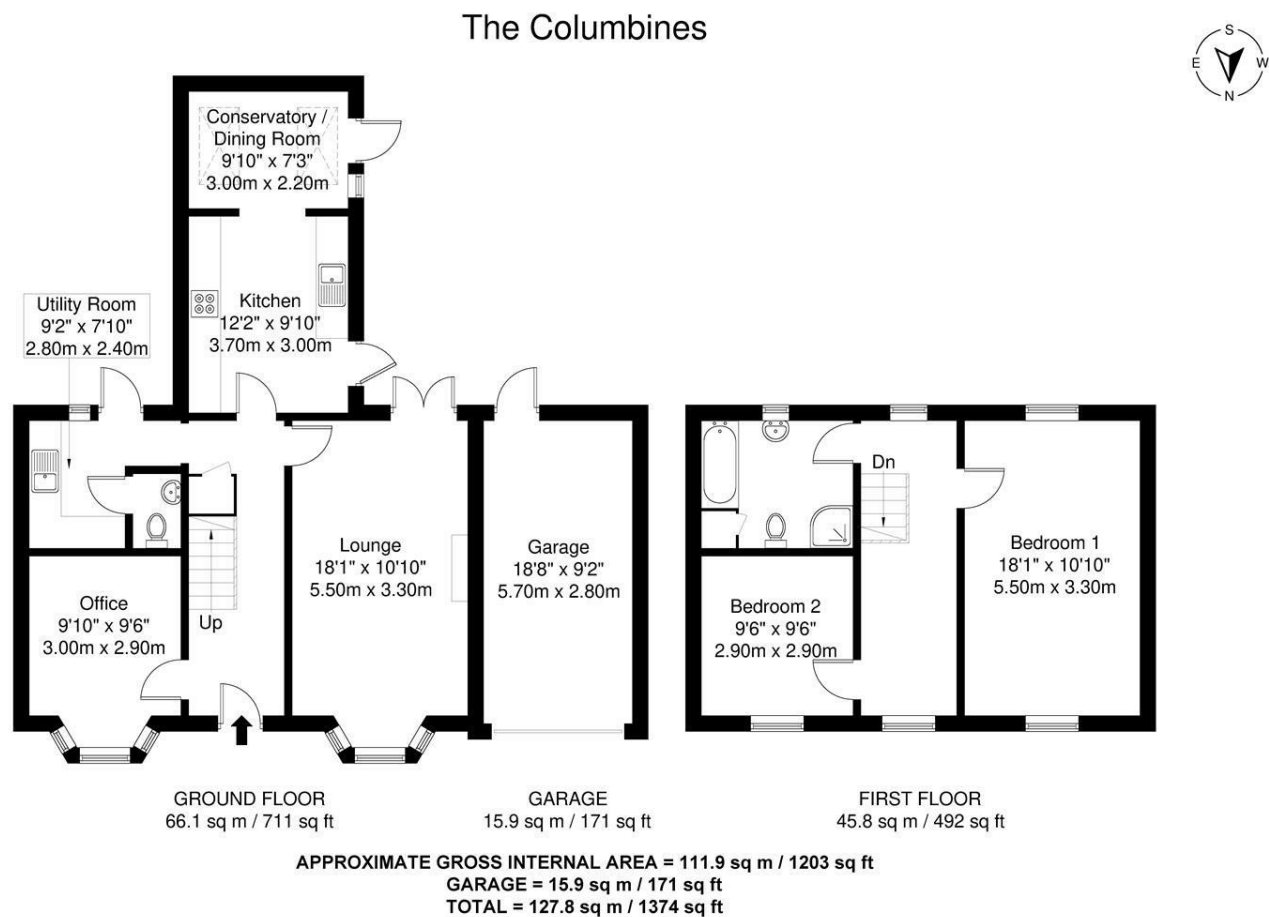
- Detached Home
- Extended Kitchen/Diner
- No Onward Chain
- Two Bedrooms
- Private Courtyard
- Walking Distance to City Centre
- Two Reception Rooms
- Garage



Directions



Floor Plan



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		