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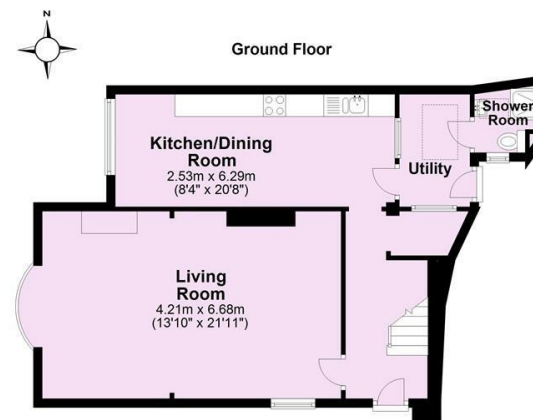
Garden Cottage, 32 Grange Garth, York YO10 4BS

A charming, beautifully presented, **INDIVIDUAL PERIOD COTTAGE** situated in a superb **RIVERSIDE LOCATION** just off Fishergate with stunning views across the river to Rowntrees Park.

- Unique Listed Period Cottage
- Stunning Riverside Location
- Open Plan Living/Dining Room
- Spacious Family Kitchen
- Utility and Ground Floor Shower Room
- Bathroom and Separate WC.
- Three Generous Double Bedrooms
- Delightful Gardens
- Pleasant Riverside Walk to the City Centre

**Guide Price £550,000**

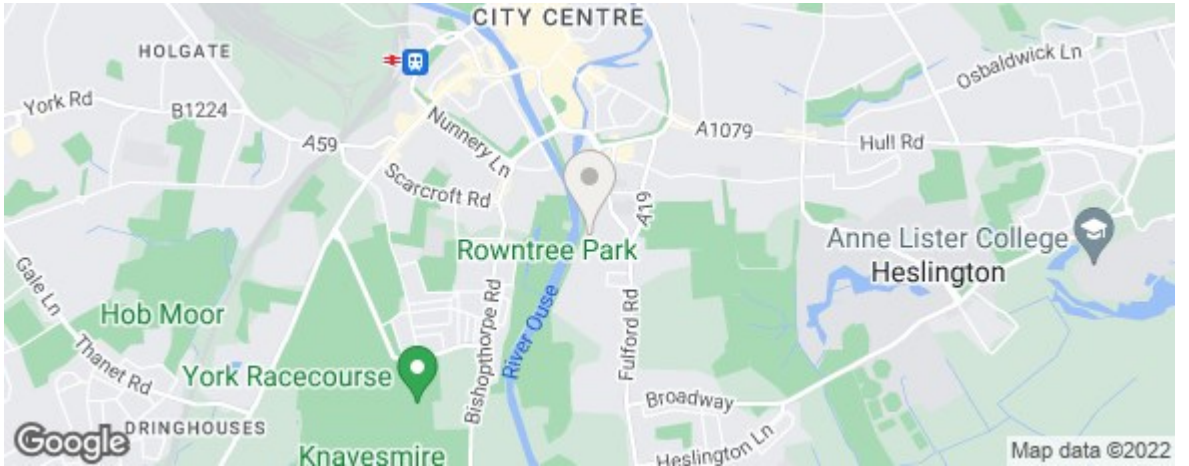
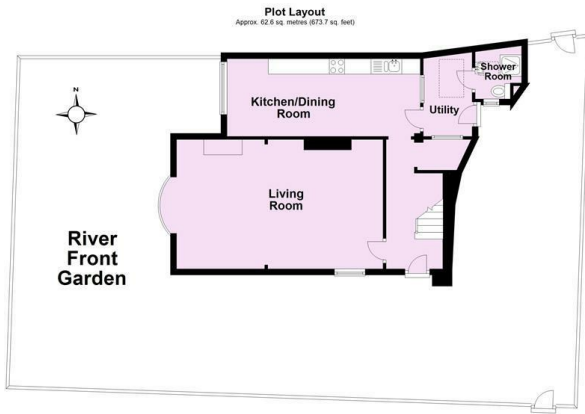
**Tenure: Freehold**



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







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Plan produced using Planity.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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