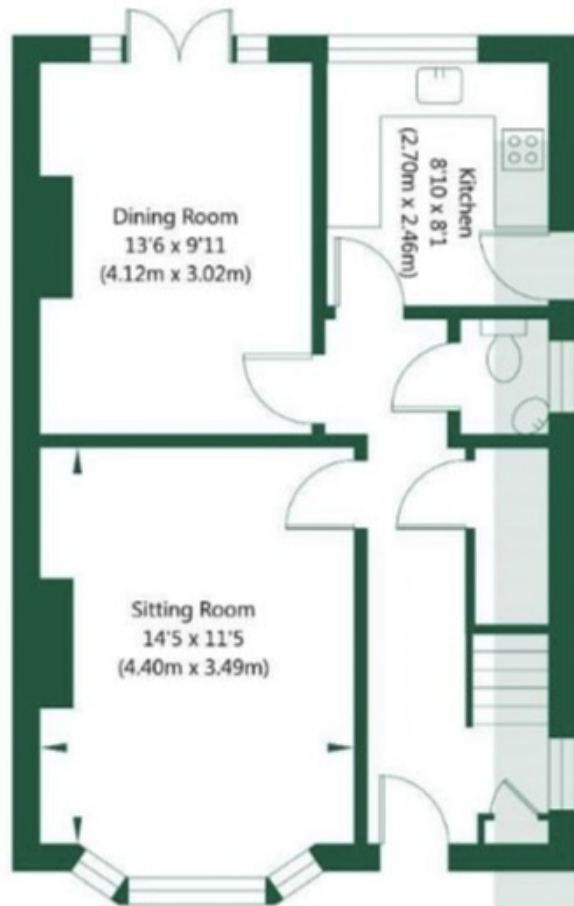
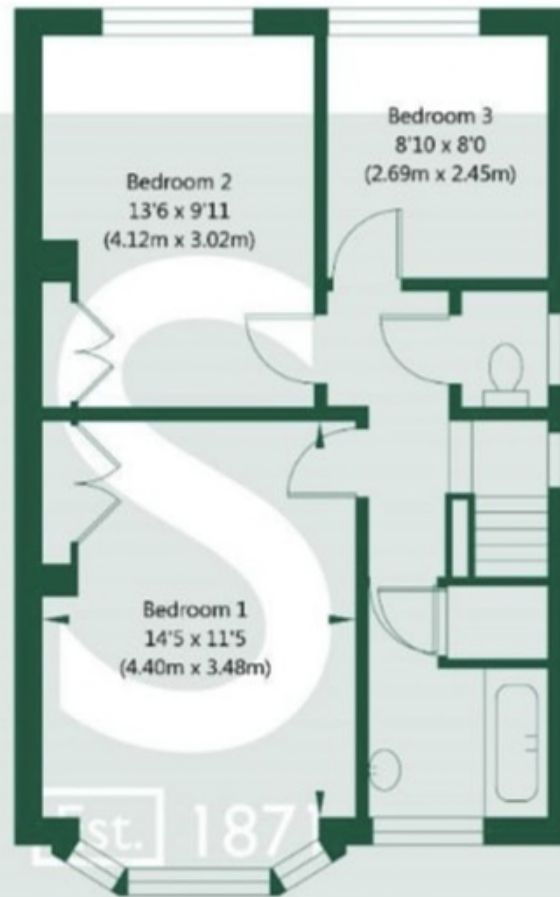


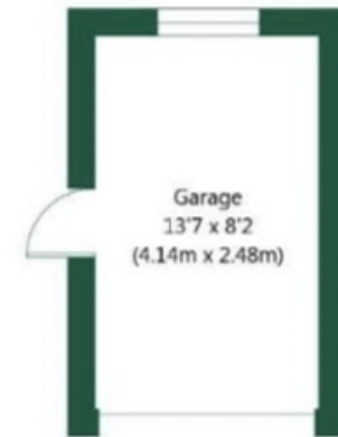
# Elmlands Grove , York, YO31 1EE



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 534 SQ FT / 49.62 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 538 SQ FT / 49.95 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1072 SQ FT / 99.57 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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