



99 Nunnery Lane  
York, YO23 1AH

£165,000

1 1 1 1

SUITABLE FOR FIRST TIME BUYERS  
AND INVESTMENT BUYERS ALIKE.

A large 1 bedroom apartment set within this converted period property within a few minutes walk of the city centre and the railway station and just around the corner from the popular Bishopthorpe Road shopping parade.

The property provides bright and well presented living accommodation comprising entrance hall, open plan living/dining room opening to a modern fully fitted kitchen, double doors lead to a large bedroom with access to a private courtyard and shower room/WC. Ideal first time purchase or investment property.

### Living Kitchen

### Bedroom

### Shower Room

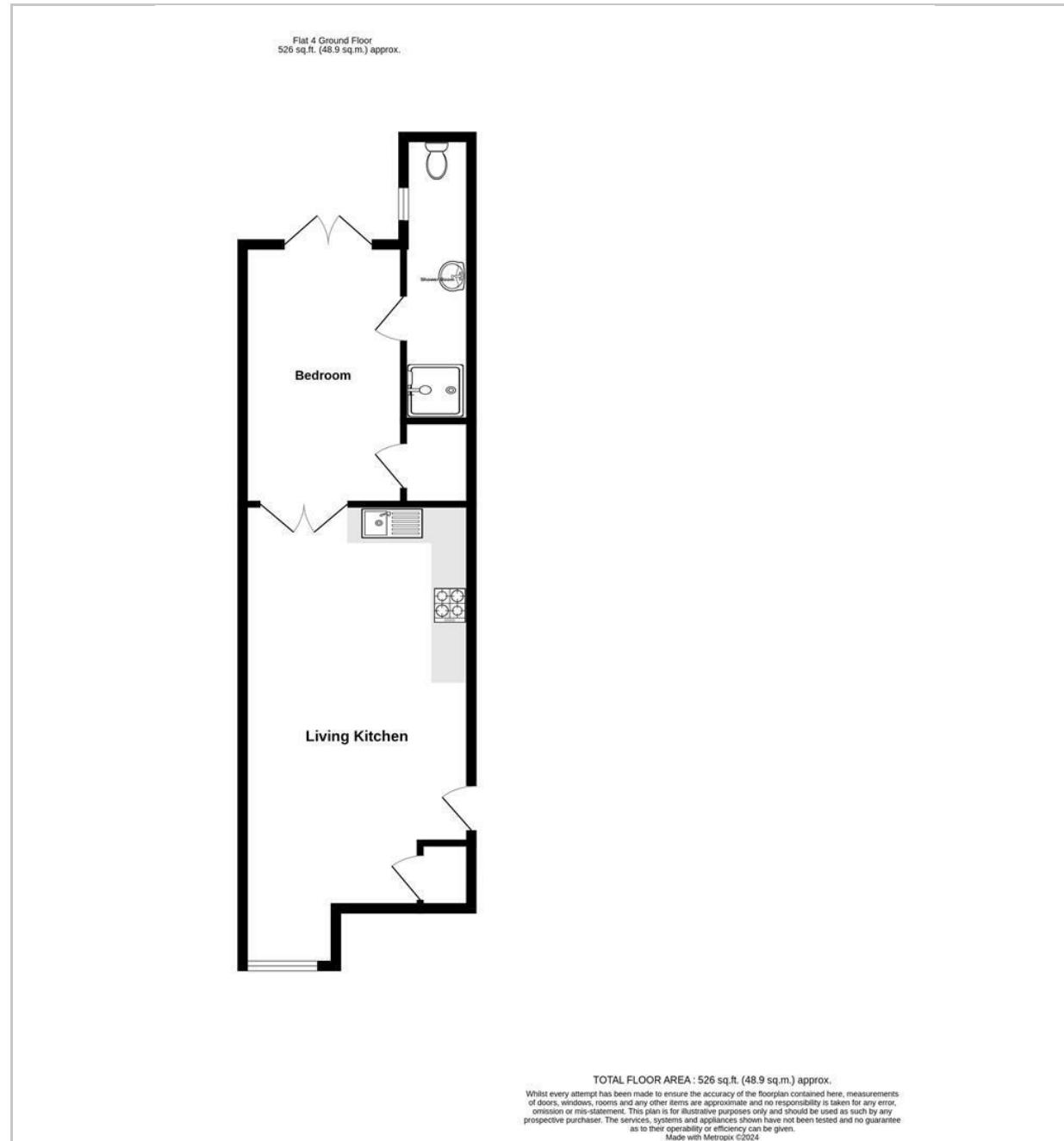
### Agents note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

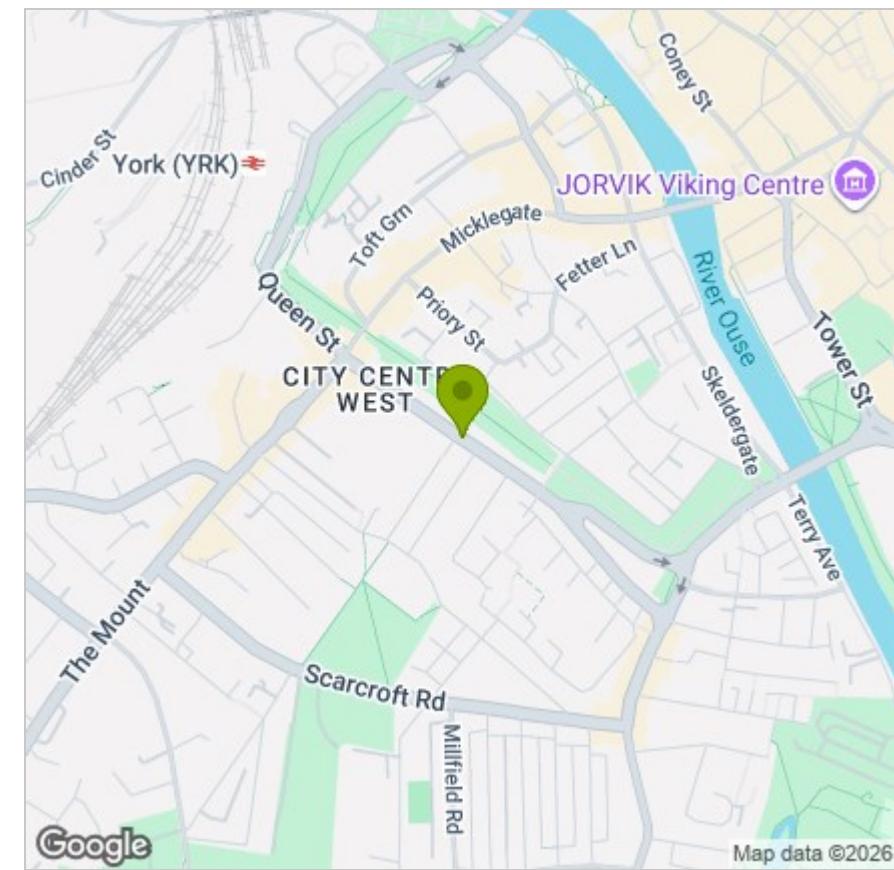




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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