



5 Ings Court Esk Drive, Poppleton Park, York, YO26 6RP

Guide Price £200,000

**Churchills**

YORK'S INDEPENDENT LOCAL ESTATE AGENT

- Offering large living space
- Modern fitted kitchen
- Master with en-suite shower room/wc
- Allocated car parking space and visitor spaces

## THE PROPERTY

A FANTASTIC LARGE TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH PRIVATE PARKING. Attractive and tastefully presented living accommodation comprises hall, large living room, modern fitted kitchen with integrated appliances, 2 double bedrooms (master having en suite shower room) plus further family bathroom/WC. To the outside is an allocated car parking space plus visitor spaces. An internal viewing is highly recommended.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
		

## ACCOMMODATION

### Entrance Hall

### Living Room

14'11" x 13'7"

### Breakfast Kitchen

10'4" x 9'10"

### Master Bedroom

13'3" x 10'6"

### En Suite Shower Room

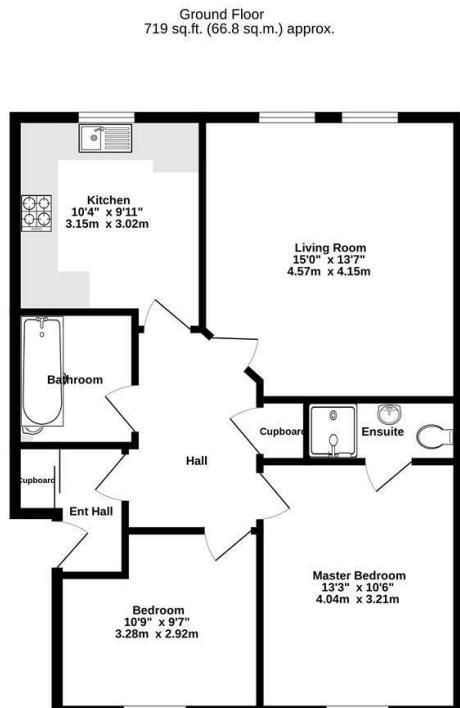
### Bedroom 2

10'9" x 9'6"

### Family Bathroom

### Outside

Allocated parking space plus Visitor spaces



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. Prospective purchasers are advised to make their own enquiries and to seek legal advice as to the title and condition of the property before purchase. The services, systems and appliances shown have not been tested and no guarantee is given. Measurements are approximate and no responsibility is taken for any errors or omissions. Metropix ©2004