



11 Ellwood Court, York, YO10 4AL

£210,000



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A TWO BEDROOM SECOND FLOOR FLAT WITH PARKING SET IN THIS HIGHLY SOUGHT AFTER AND QUIET LOCATION JUST A SHORT WALK INTO THE CITY CENTRE. The property has thermostatically controlled Gas central heating and provides spacious and well presented living accommodation which is entered through a secure communal hallway and comprises entrance hall, large sitting/dining room, good sized well fitted kitchen, two double bedrooms and a three piece shower room. Thermostatically controlled Gas Central Heating. An internal viewing is highly recommended.

Description

Entrance Hall

Entrance door, access to loft space, double panelled radiator, built-in cloaks cupboard, power points. Carpet.

Sitting/Dining Room

Double glazed window, electric fire place with surround, thermostatically controlled double panelled radiator, TV point, Telephone point, power points. Carpet.

Kitchen

Double glazed window, coving, fitted wall and base units comprising inset stainless steel sink and drainer with mixer tap, space for appliances, breakfast bar, tiled splash backs, power points. Vinyl flooring.

Bedroom 1

Double glazed window, double panelled radiator, TV point, power points. Carpet.

Bedroom 2

Two double glazed windows, double panelled radiator, power points. Carpet.

Shower Room

Opaque double glazed window, walk-in shower cubicle, pedestal wash hand basin with over sink light and shaver socket, low level WC, part tiled walls. Airing cupboard housing recently replaced central heating/hot water boiler. Carpet.

Lease/Service Charge

To be advised.



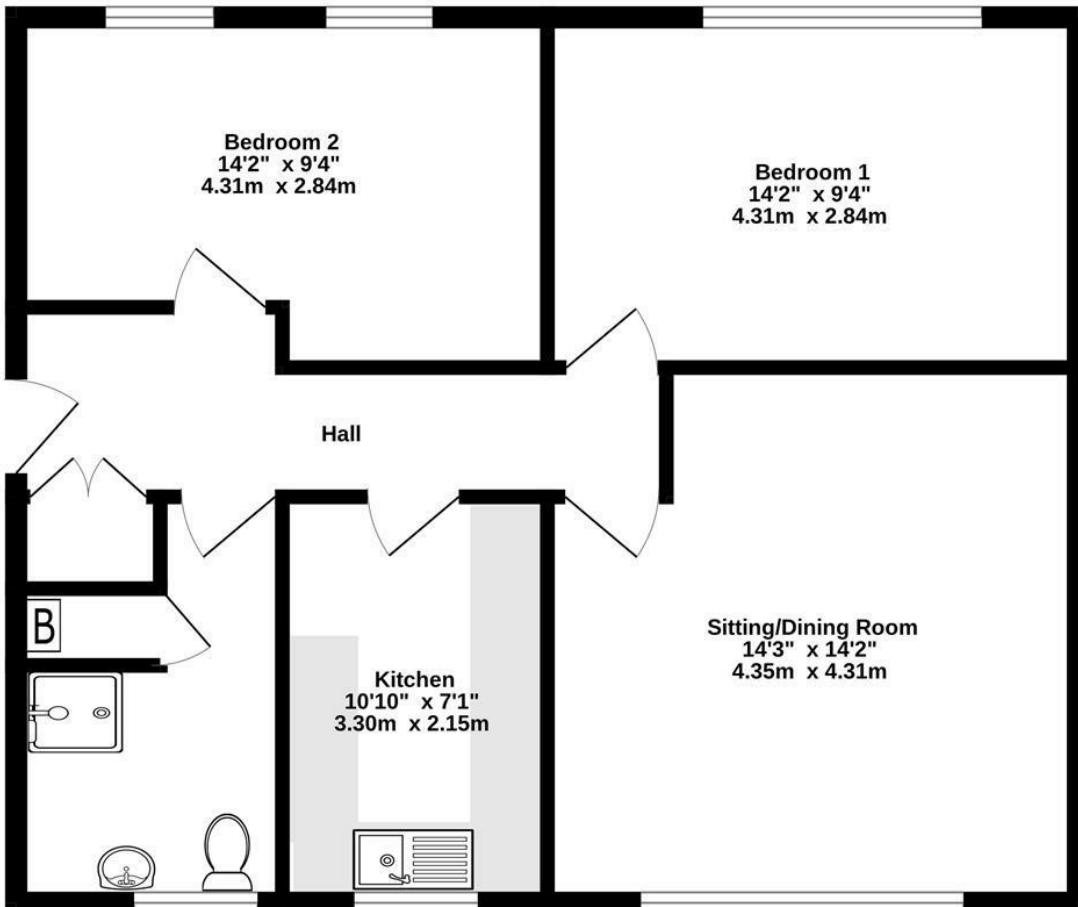
Features

- Two Double Bedrooms
- Second Floor Apartment
- Short Walk Into The City Centre
- Allocated Parking
- Council Tax Band B
- EPC C73



FLOOR PLAN

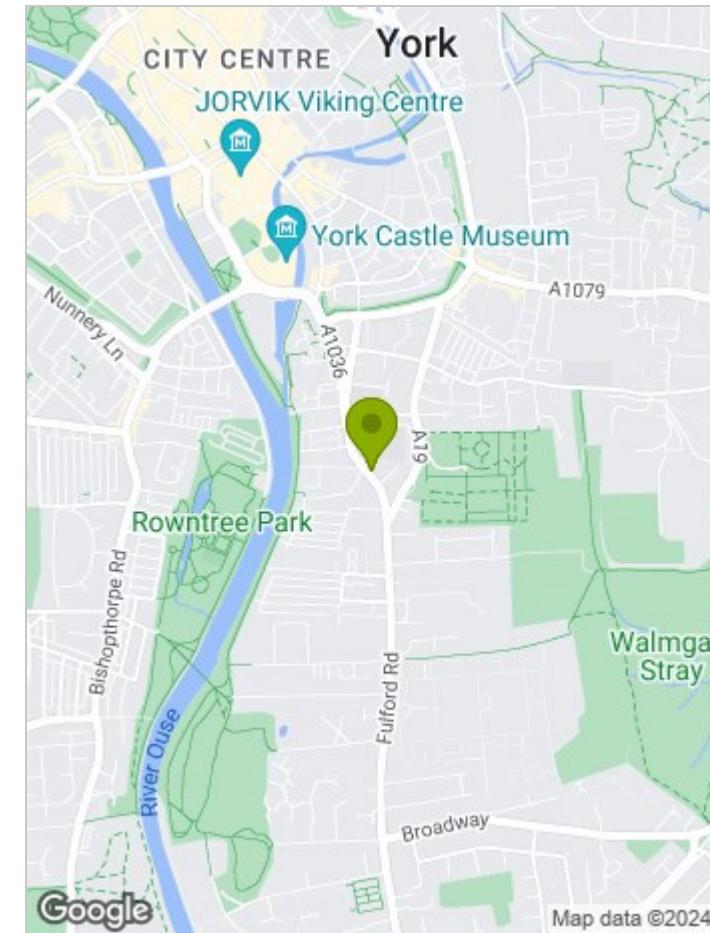
Second Floor
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.

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.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.