



16 Langton Court Scarcroft Road
York, YO24 1BF
Asking Price £270,000

A FABULOUS 2 BEDROOM 2ND FLOOR APARTMENT WITH PARKING! FORMING PART OF THIS GRAND PERIOD PROPERTY WITHIN THIS SOUGHT AFTER LOCATION CLOSE TO POPULAR LOCAL AMENITIES, THE CITY CENTRE AND THE RAILWAY STATION. The property is well presented and is entered through a communal entrance hall with stairs leading to the second floor. The property comprises spacious lounge/dining room, dining kitchen with full range of modern fitted units, master bedroom with en-suite bathroom, further double size bedroom and shower room. Outside there is an allocated parking space. An internal viewing is strongly recommended to appreciate the size of this fabulous apartment.

Entrance Hall

Coving to ceiling, central heating radiator, loft access, large walk-in storage cupboard.

Lounge

Electric fire set in wood surround, two sash windows to the side elevation, coving to ceiling, central heating radiator. Carpet.

Dining Kitchen

Fitted with a good range of base and wall mounted units incorporating roll top work surfaces, tiled splashbacks, gas hob, electric oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer, 1 and a half bowl sink, three windows to rear elevation, central heating radiator.

Bedroom 1

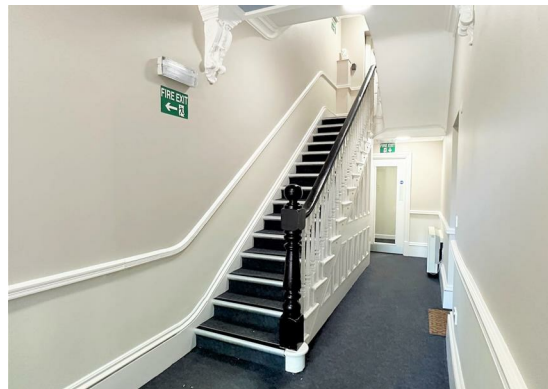
Recessed wardrobe, sash window to side elevation, coving to ceiling.

En-suite bathroom

Panelled bath with electric shower over, pedestal wash basin, low level WC, vinyl flooring, window to side elevation.

Bedroom 2

Recessed storage, two sash windows to side elevation, coving to ceiling, central heating radiator.



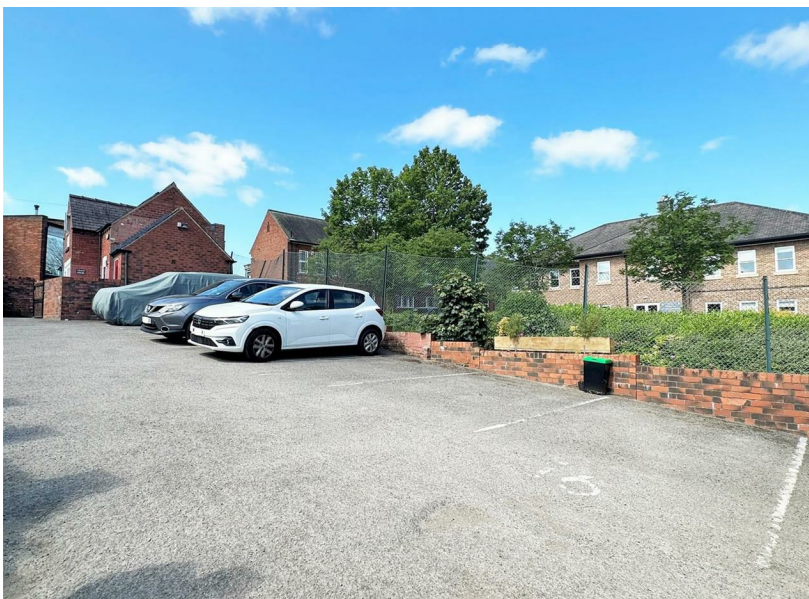


Shower Room

Walk in shower.

Outside

Outside there is an allocated parking space.



FLOOR PLAN

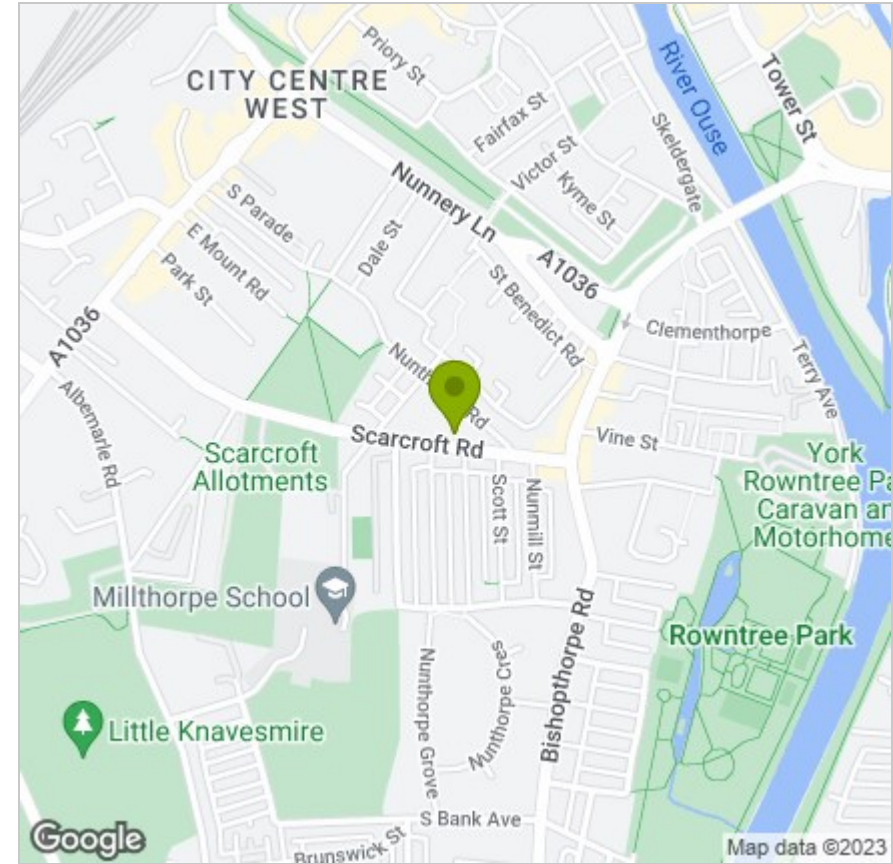
Ground Floor
891 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 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		56	56
(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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