

Fabulous holiday let opportunity! This charming one-bedroom top floor apartment is located right in the heart of York City Centre and is sold with no onward chain. With an abundance of shops, cafes & restaurants on your doorstep, this property is a rare opportunity for a savvy first time buyer or investor looking for a great return.

As you enter the apartment, you are greeted with the staircase that takes you to the landing. There is a useful storage unit to the top of the stairs that houses the boiler, and a good size double bedroom. The bathroom features a three piece suite with W.C, shower cubicle & hand basin, whilst the spacious open plan living area is flooded with natural light via Velux windows. Boasting fitted wall & base unit storage, breakfast bar & fitted appliances such as oven, hobs & extractor hood, there is also ample space for a fridge/freezer and undercounter washer/dryer.

A must see.

Agents Notes:

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 transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

Kitchen/Diner

17'7" x 12'3" (5.38m x 3.75m)

Bedroom

9'6" x 9'3" (2.91m x 2.83m)

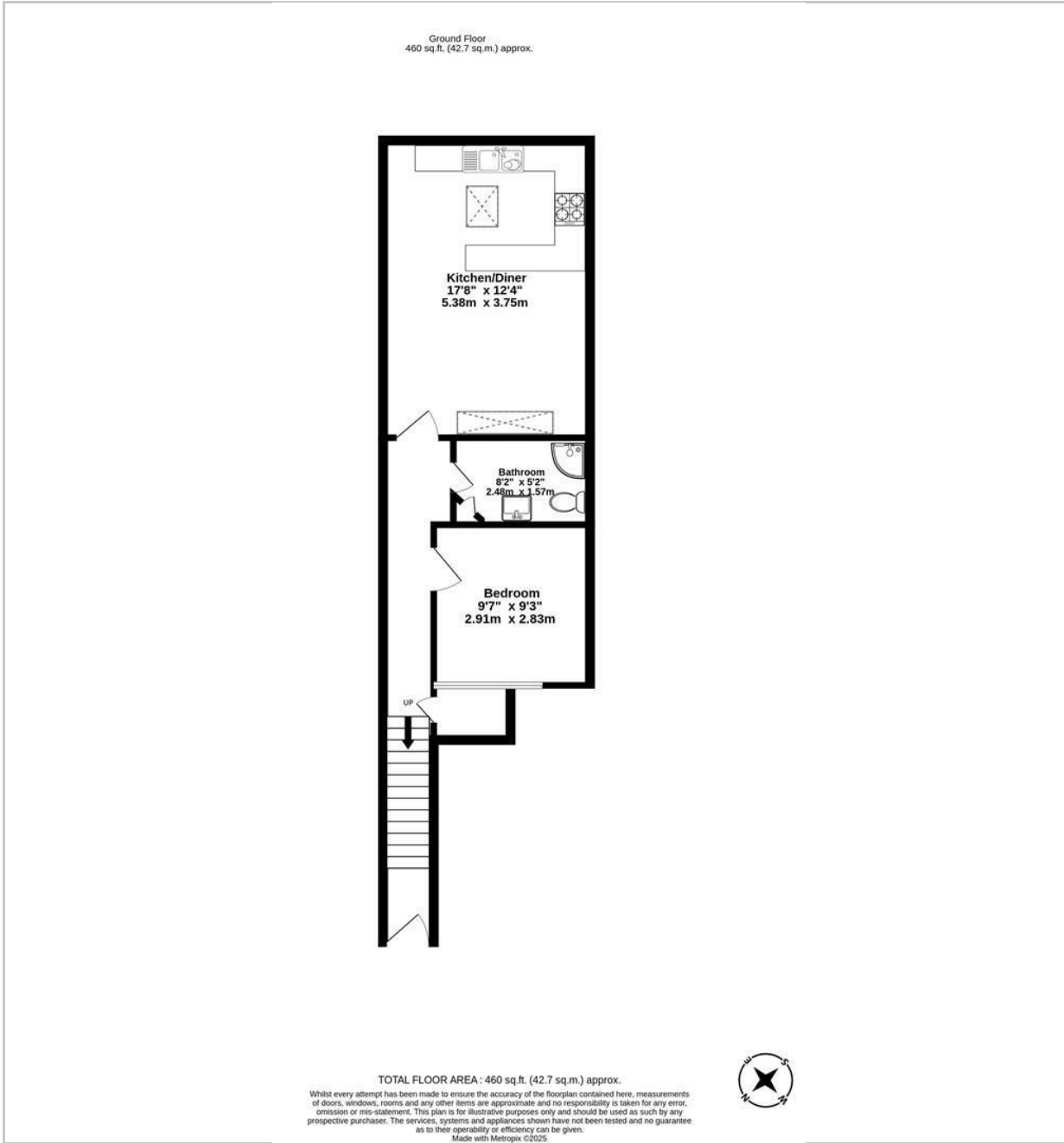
Bathroom

8'1" x 5'1" (2.48m x 1.57m)

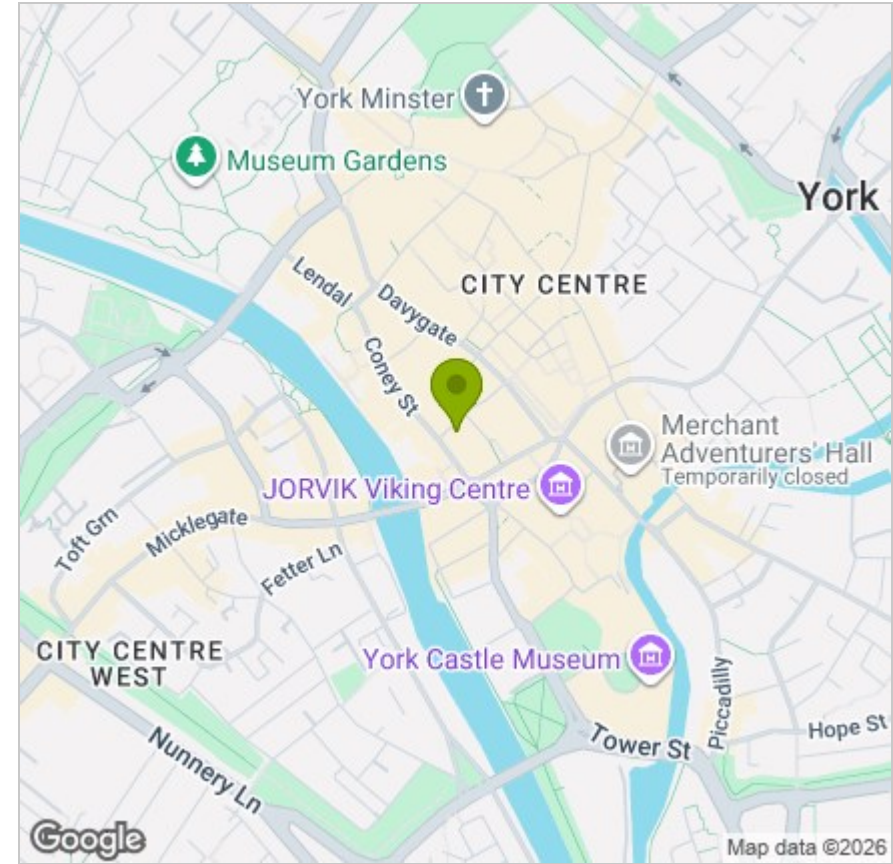




FLOOR PLAN



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	58	58
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.