



8 Sutherland Street

York, YO23 1HQ

**Guide Price £215,000**



**IDEAL INVESTMENT OR FIRST TIME BUY,** currently used as a holiday let and conveniently placed for anyone who requires quick and easy access to the City Centre or York Railway Station. Previously part of a terraced house, this one bedroom ground floor property comprises entrance porch, modern fitted kitchen, lounge/diner, good sized double bedroom and a family bathroom. To the outside is a private courtyard.

**Entrance Porch**

Entrance door, vinyl flooring.

**Kitchen**

Window to front, well fitted with a range of matching base and wall mounted units incorporating roll top wood work surfaces, single sink with mixer tap, ceramic hob, electric oven with extractor, built-in microwave oven, tiled splashbacks, integrated washing machine and dishwasher, power points, radiator, spotlights to ceiling, laminate flooring.

**Lounge**

Window to front, coving to ceiling, understairs cupboard, laminate flooring.

**Bathroom**

Window to side, 'P' shaped bath with electric shower over, low level WC, wall hung toilet, tiled walls, extractor fan, tiled flooring.

**Bedroom**

Double size bedroom with window to front, coving to ceiling, laminate flooring.

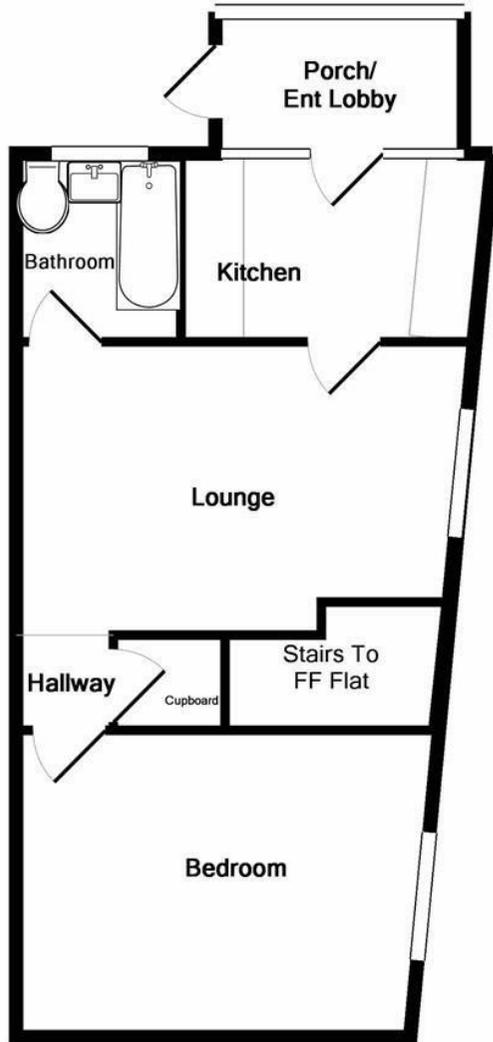
**Outside**

Private courtyard.



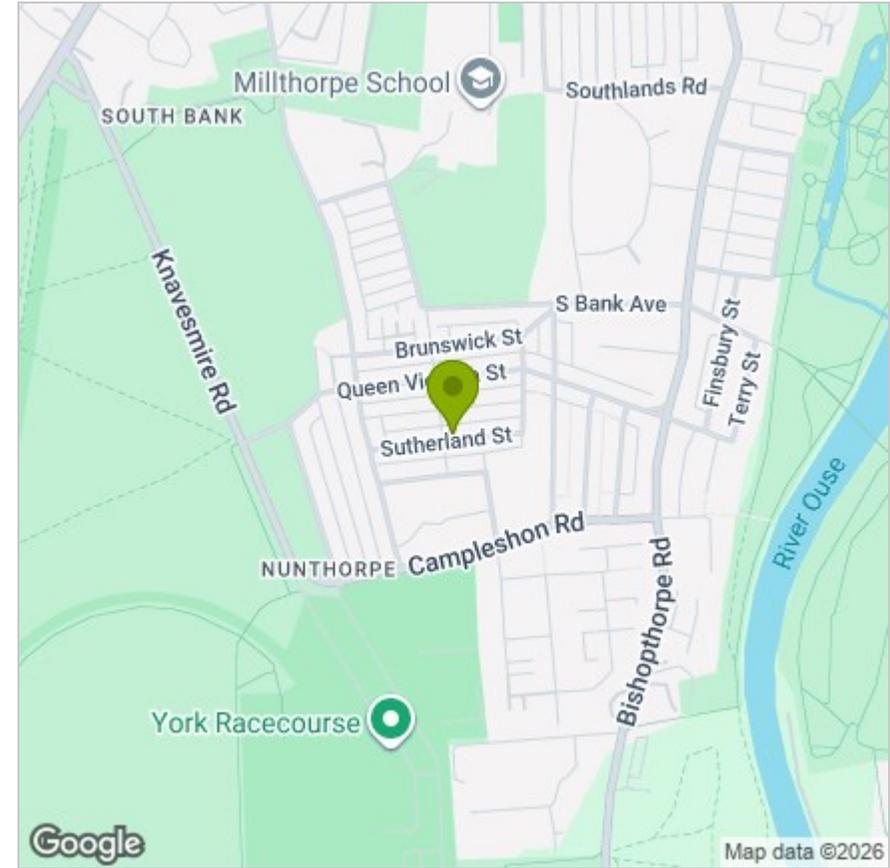


## FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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