



Studio 44 Fishergate  
York, YO10 4AB  
Guide Price £155,000

**NO ONWARD CHAIN – ADJACENT TO YORK'S HISTORIC CITY WALLS - DESIGNATED PARKING SPACE.** This impressive studio apartment, part of a small period building is located moments from the city centre and its many amenities. It is sure to appeal to a range of buyers, whether it's first-time or an experienced investment purchaser. Currently run as a successful Holiday rental, it is accessed via its own entrance and benefitting from fitted kitchen three-piece shower room secondary glazing. To the outside is a gated courtyard area, separate brick store and a designated parking space. An accompanied viewing is highly recommended. Further details on the lease and service charge can be provided.

### Entrance

### Living Room/Bedroom

17'4" x 13' (5.28m x 3.96m)

Well lit with 2 windows, television point, power points, recessed spotlights

### Kitchen

6'5" x 5'9" (1.96m x 1.75m)

Modern fitted kitchen with wall and base units with counter top. Integrated appliances including electric oven, hob and extractor, recessed spotlights

### Bathroom

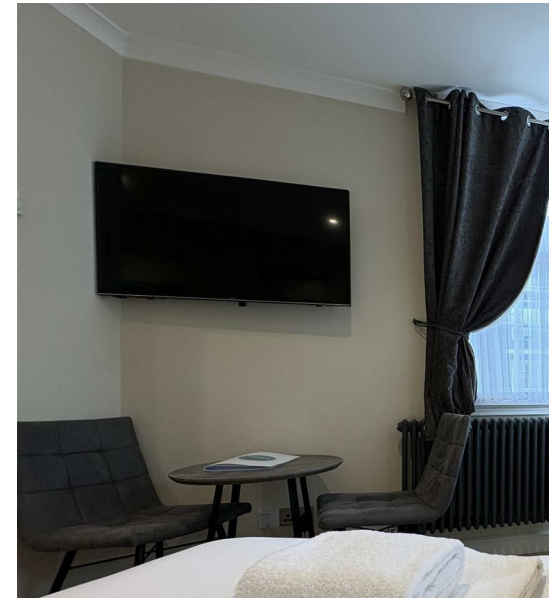
6'7" x 5'7" (2.01m x 1.70m)

Walk in shower cubicle, low level w.c, wash handbasin with storage below, tiled walls and floor, recessed spotlights

### Large Storage Cupboard

### Outside

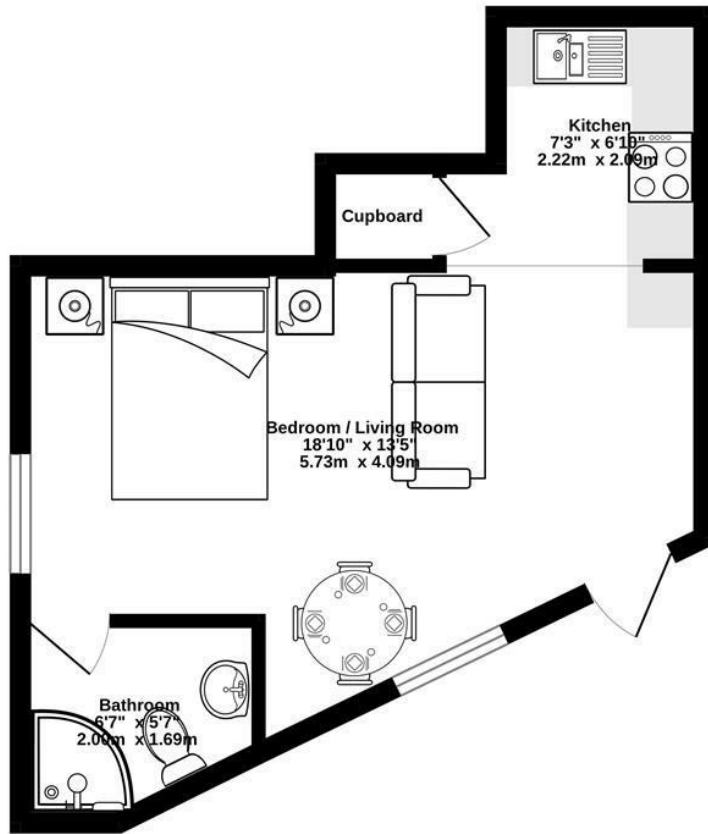
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# FLOOR PLAN

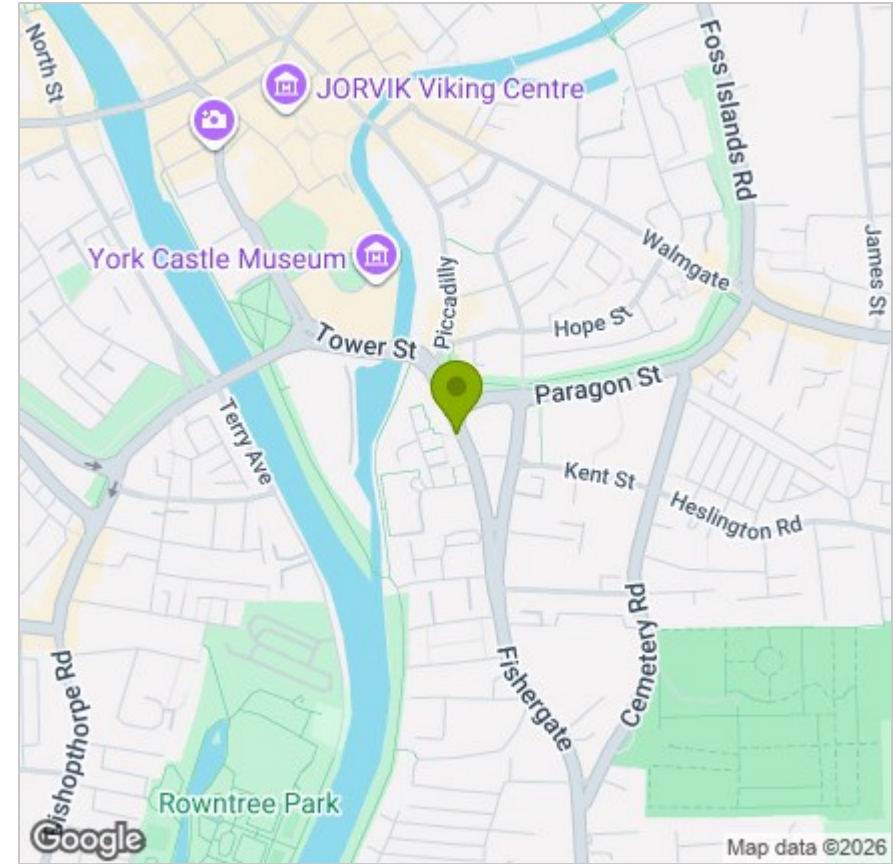
Ground Floor  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 278 sq.ft. (25.8 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	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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