



8 Skeldergate, York, YO1 6DX

£235,000



Woodsmill Quay, 8 Skeldergate, York, YO1 6DX

£235,000

CHAIN FREE! Ideal investment opportunity or chance to buy your first home in the heart of the beautiful city of York. Currently used as a very successful holiday let managed by the present owners, the property is situated in a highly desirable location, in immaculate ready to move into condition and ideally placed to take advantage of all York has to offer, fabulous bars, restaurants, cafe's, coffee shops, desirable high street retailers, easy access to road links, the train station as well as river and country walks all on your doorstep. This stylish apartment offers modern living at it's best. The communal entrance door leads to the 2nd floor apartment which comprises entrance hall, lounge/diner, fitted kitchen, two double bedrooms and shower room. A must view.

Description

Entrance Hall

Laminate flooring, built in cupboard, electric wall heater

Lounge/Diner

Large window to front, electric wall heater, laminate flooring

Kitchen

Well fitted with an excellent range of of base and wall mounted units, electric oven and hob with extractor fan over, recently fitted integrated fridge freezer. Recently fitted integrated washing machine. Integrated washer drier. Single sink with mixer tap over. Cupboard housing boiler - the boiler was fitted approximately 3 years ago. Window to rear.

Bedroom 1

Window to the rear. Radiator

Bedroom 2

Window to the front. Radiator

Shower Room

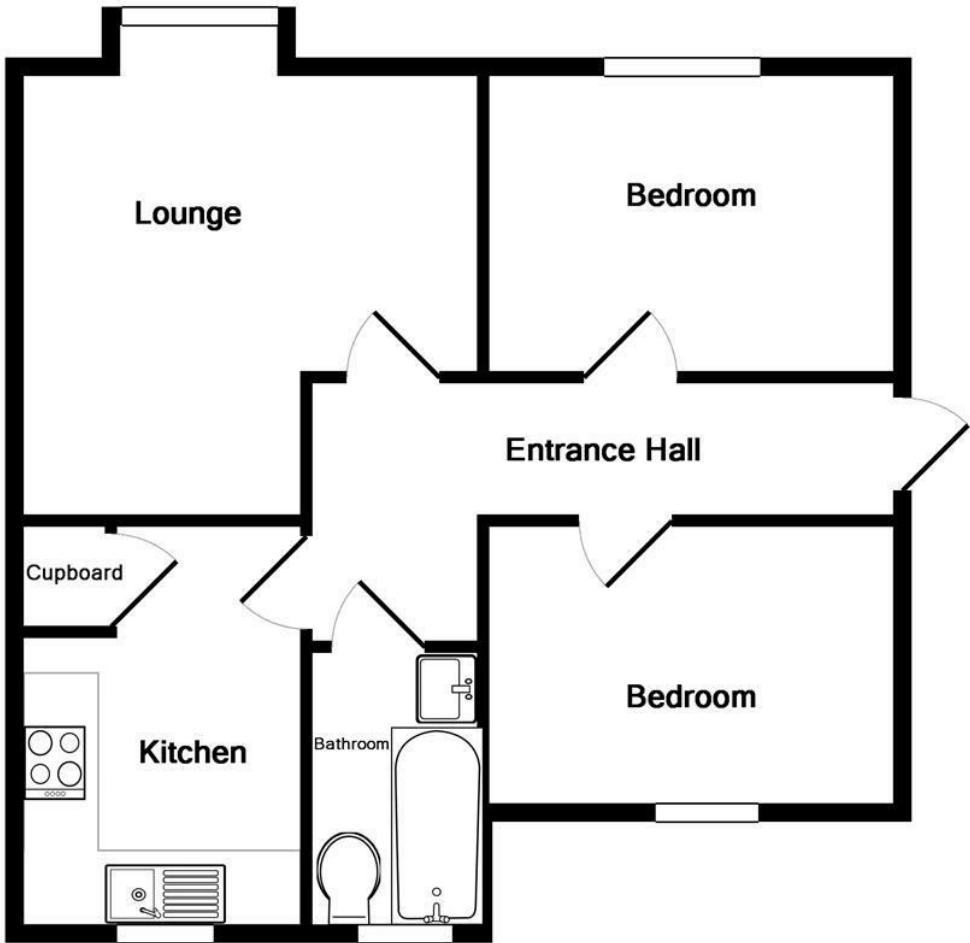
Walk in shower with electric shower over. Pedestal wash basin and low level WC. Heated towel rail. Part tiled walls. Extractor fan. Vinyl flooring. Window to rear.

Features

- Ideal Investment Or First Time Buy
- Currently Used As A Very Successful Holiday Let
- Situated In A Highly Desirable Location
- Move In Condition Throughout
- 2nd Floor Apartment
- Council Tax Band TBA
- EPC C75



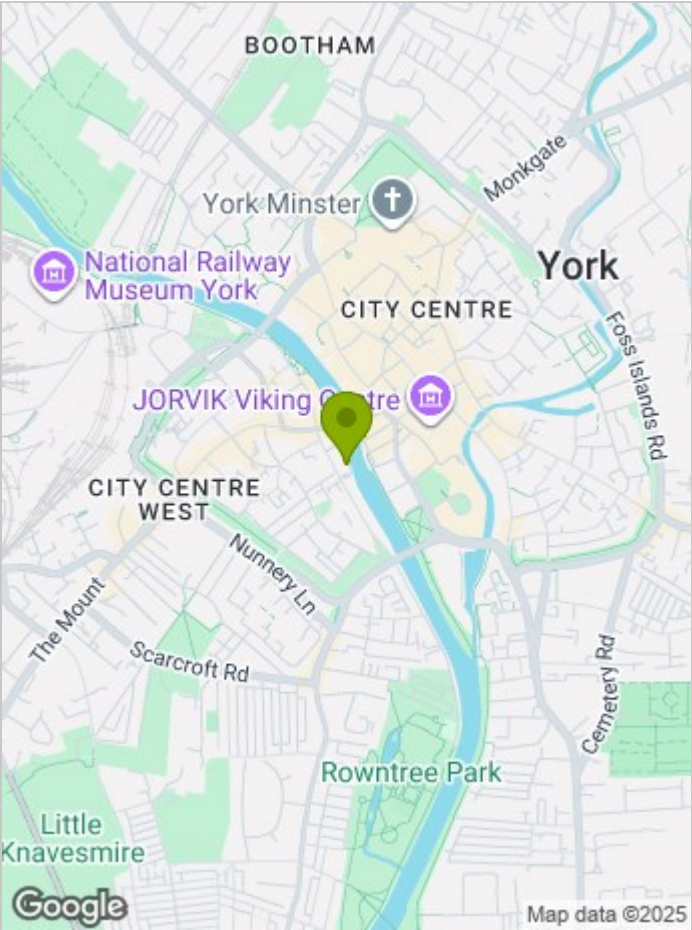
FLOOR PLAN



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) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(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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