







1 Queens Staith Mews  
York, YO1 6HH  
Guide Price £148,000

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This lovely, ready to move into apartment in the city centre also has the benefit of a permitted private parking space. It is sold fully furnished if required which makes it an ideal opportunity for a first time buyer to get on the ladder, an investor to immediately rent out or if you would like to purchase a hassle free bolt-hole home in the beautiful city of York. River walks, pubs, restaurants, shops and the train station are all on your doorstep. Call us to view!

### Hallway

Entrance door. Doors to

### Living Room

10'7" x 8'11" (3.23m x 2.73m)

Window to front

### Bedroom

8'11" x 8'6" (2.73m x 2.60m)

Window to side

### Kitchen

10'1" x 6'0" (3.08m x 1.84m)

Fitted base and wall units, sink unit, window to front

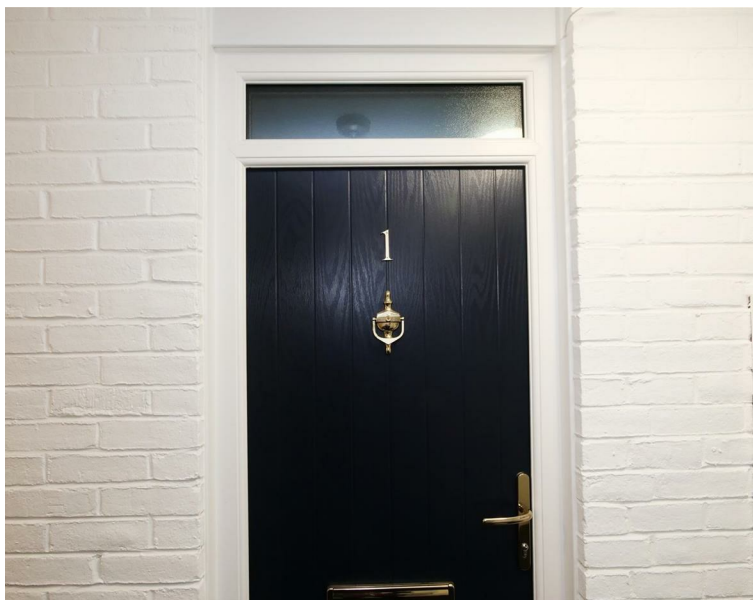


### Shower Room

8'11" x 3'4" (2.74m x 1.04m)

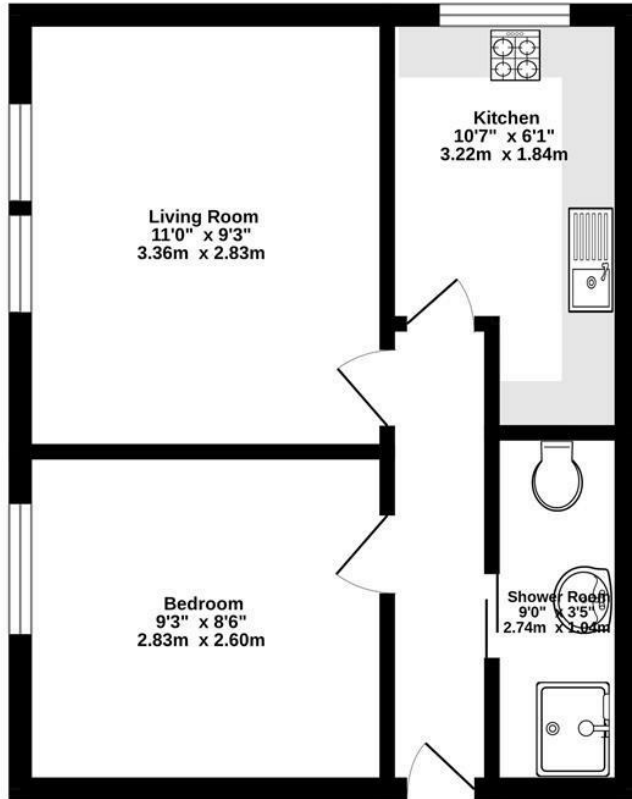
Walk in shower, wash hand basin, w.c





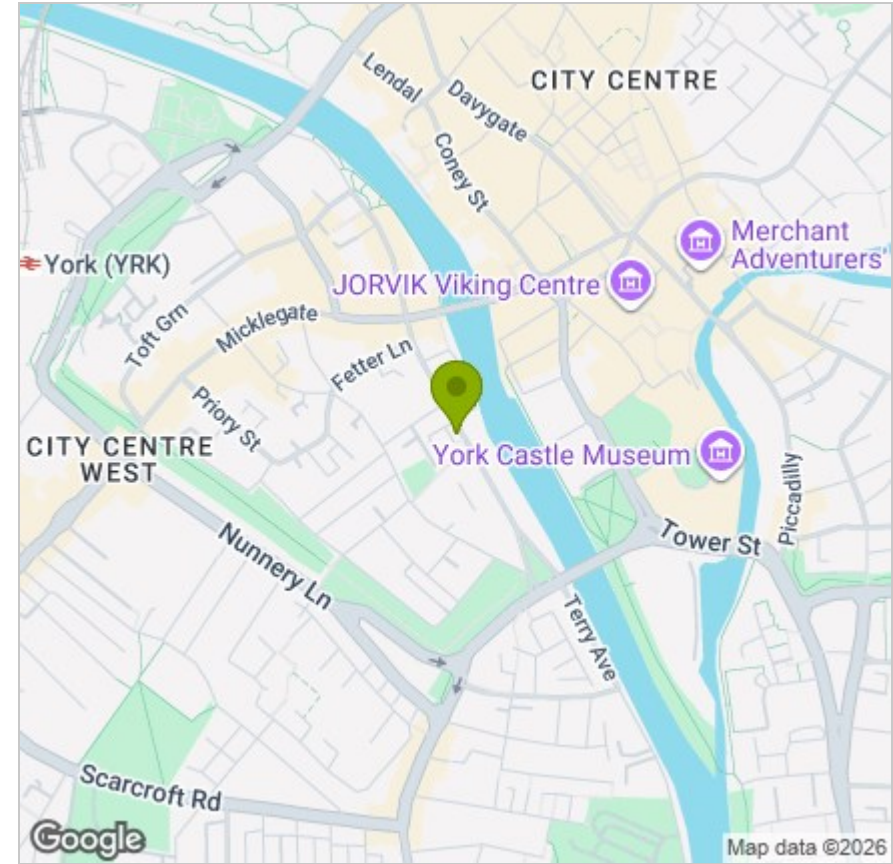
# FLOOR PLAN

Ground Floor  
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 300 sq.ft. (27.8 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</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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