



6a St Chads Wharf

York, YO23 1LX

Guide Price £375,000

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An impressive two bedroom, two bathroom second floor apartment part of this highly regarded and sought after development just off Bishopthorpe Road, with far-reaching views and close to the Knavesmire, River Ouse and nearby amenities.

This well cared for property is sure to appeal to a range of buyers. The bright and airy living accommodation comprises entrance hallway, 19ft lounge with Juliet balcony, fitted kitchen, master bedroom with fitted storage and shower room ensuite, second double bedroom and house three piece shower room. To the outside is a designated parking space, visitor areas, bike and bin storage as well as gate access to riverside paths.

An accompanied viewing is strongly recommended.

### Entrance Hallway

Entrance door, single panelled radiator,, large storage cupboard, laminate flooring, power points

### Lounge/Dining Room

19'4" x 15'5" (5.89m x 4.70m)  
uPVC window to side, double doors to Juliet balcony, laminate flooring, double panelled radiator, single panelled radiator, power points,

### Kitchen

10'10" x 10' (3.30m x 3.05m)  
Window to front, FDitted wall and base units with counter top, one and a half stainless stell sink and draining board, built in gas hob and electric oven, double panelled radiator, power ponts, laminate flooring, recessed spotlights,

### Master Bedroom

14'4" x 10'2" (4.37m x 3.10m)  
Windows to rear, fitted wardrobes, double panelled radiator, carpets, power points





### **En-suite**

Walk-in shower, low level w.c., pedestal wash hand basin, part-tiled walls, tiled flooring single panelled radiator, recessed spotlights, extractor fan

### **Bedroom 2**

12'9" x 10'10" (3.89m x 3.30m)

Windows to front, double panelled radiator, fitted wardrobes, carpets, power points

### **Bathroom**

7' x 7' (2.13m x 2.13m)

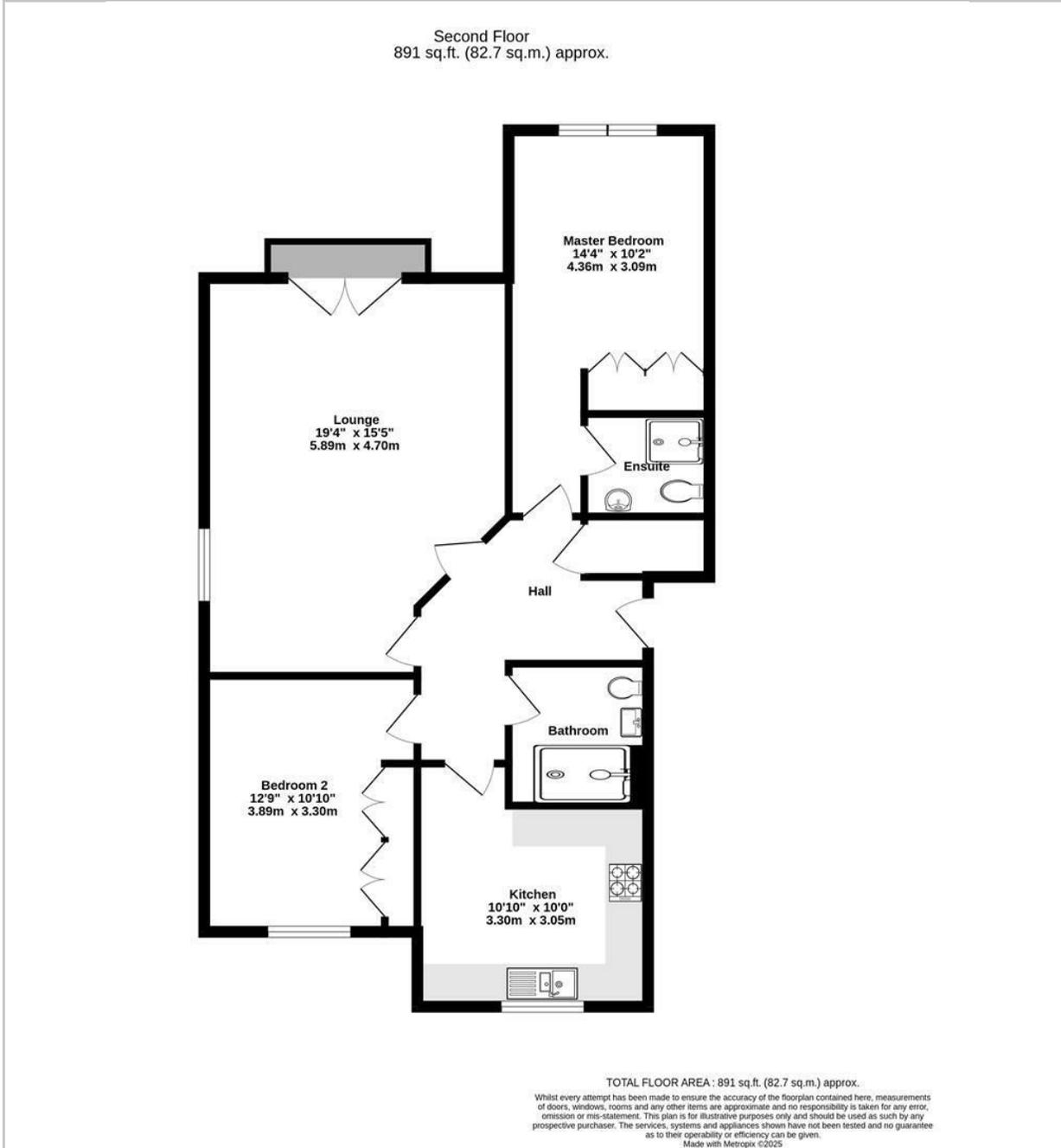
Walk in shower cubicle, low level w.c., pedestal wash hand basin, part-tiled walls, tiled flooring, towel radiator, recess spotlights, extractor fan,

### **Externally**

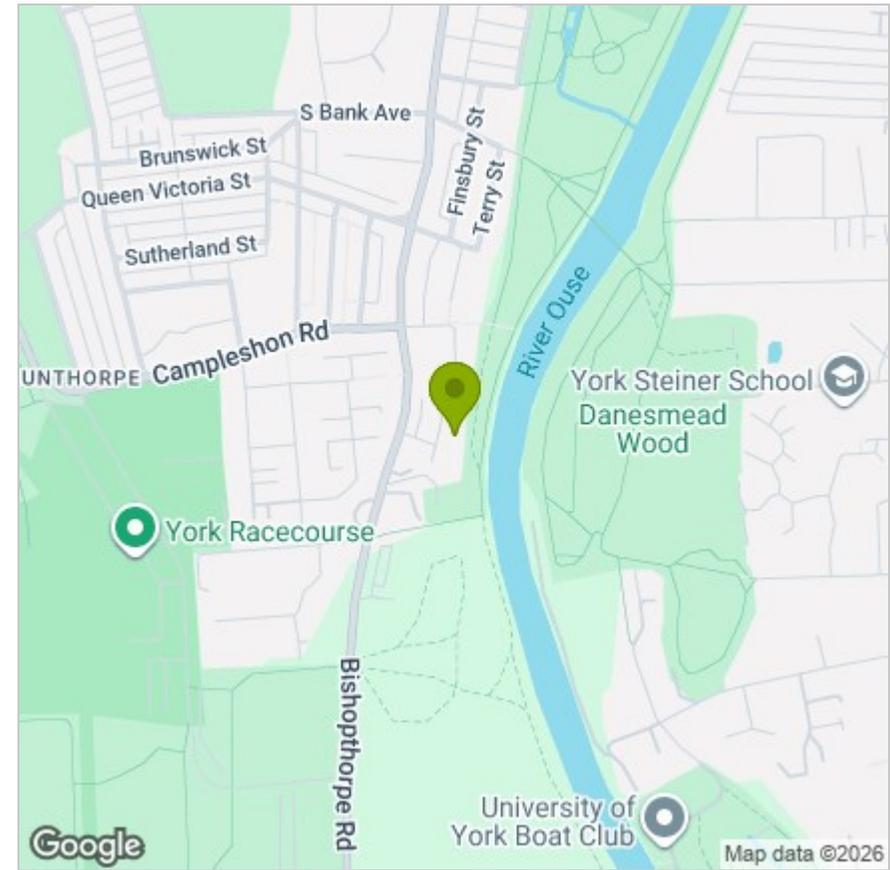
Dedicated parking space, brick built store, communal gardens, bin store, secure gate to riverside paths, Lease and service charge TBA



# FLOOR PLAN



# 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>76</b>	<b>79</b>
(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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