



13 Swann Street, York, YO23 1AF

Guide Price £150,000



**13 Swann Street, York, YO23 1AF**

**£150,000**

NO ONWARD CHAIN - A first floor, one/two double bedroom apartment just off Nunnery Lane, close to the historic city walls and railway station as well as Bishopthorpe Road and nearby amenities. Benefitting from uPVC double glazing and gas central heating and accessed via a secure communal entrance hallway and comprises; entrance hall, large lounge with separate dining room (formerly bedroom two), kitchen, double bedroom and and three piece bathroom. To the outside are communal gardens with bin and bike storage as well as available on-street parking. An accompanied viewing is strongly recommended!

## Description

### Hallway

Composite entrance door, double panelled radiator, loft access, power points, carpet.

### Lounge

17 x 10'5

uPVC window to front, double panelled radiator, electric fire with surround, power points, carpet.

### Dining Room

10'5 x 7'3

uPVC window to front and further window to hallway, double panelled radiator, power points, carpet.

### Kitchen

8'10 x 8'8

uPVC window to rear, fitted wall and base units, stainless steel sink and draining board with mixer tap, built-in oven and hob, space and plumbing for appliances, wall mounted gas combination boiler, power points, laminate flooring.

### Bedroom 1

11'10 x 11'8

uPVC window to rear, double panelled radiator, power points, carpet.

### Bathroom

8'7 x 5'3

Opaque uPVC window to rear, panelled bath with electric shower over, pedestal wash hand basin, low level WC, double panelled radiator, vinyl flooring,

### Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

### Outside

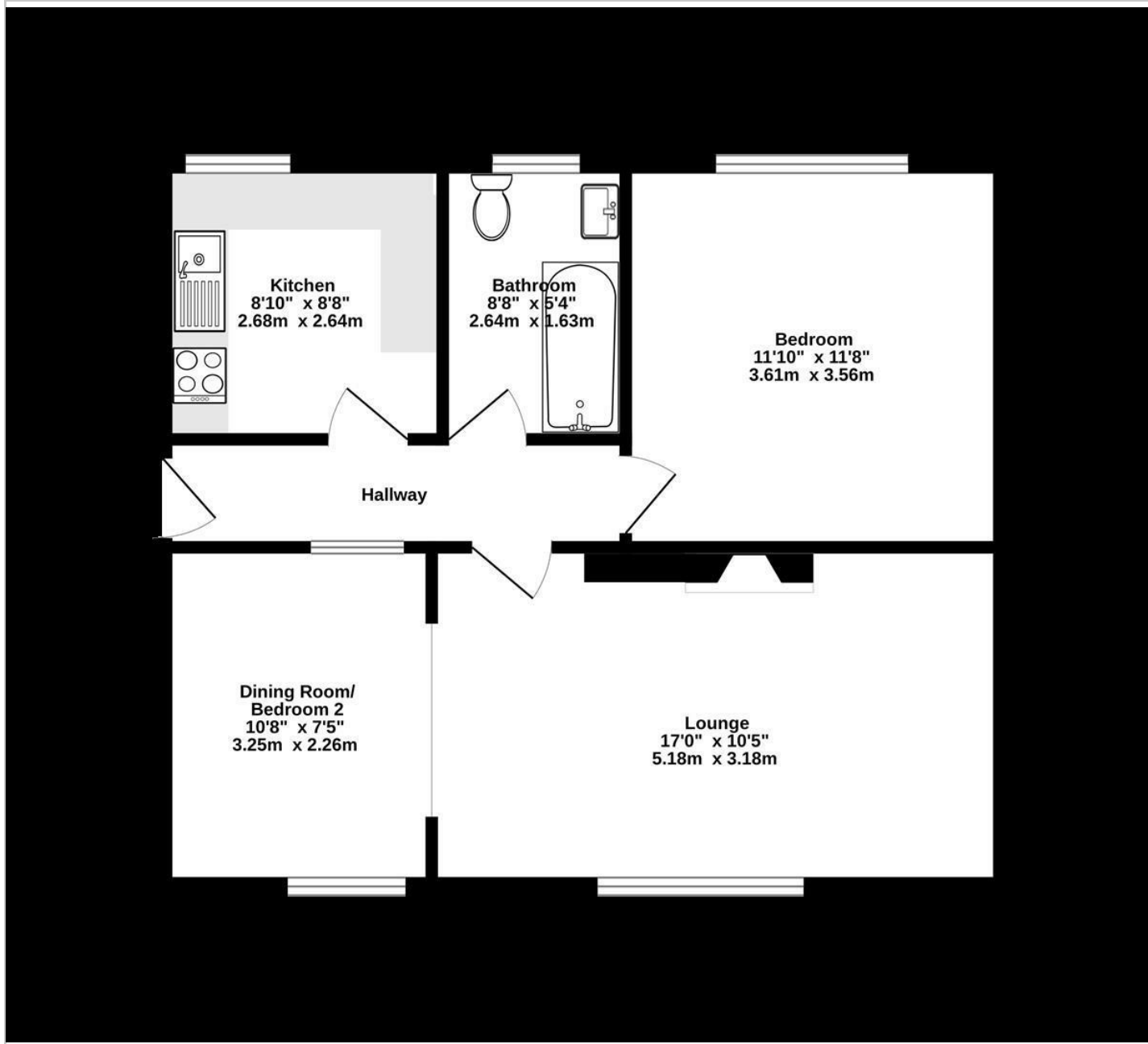
Communal areas, bike and bin storage. Lease and service charge to be advised.

## Features

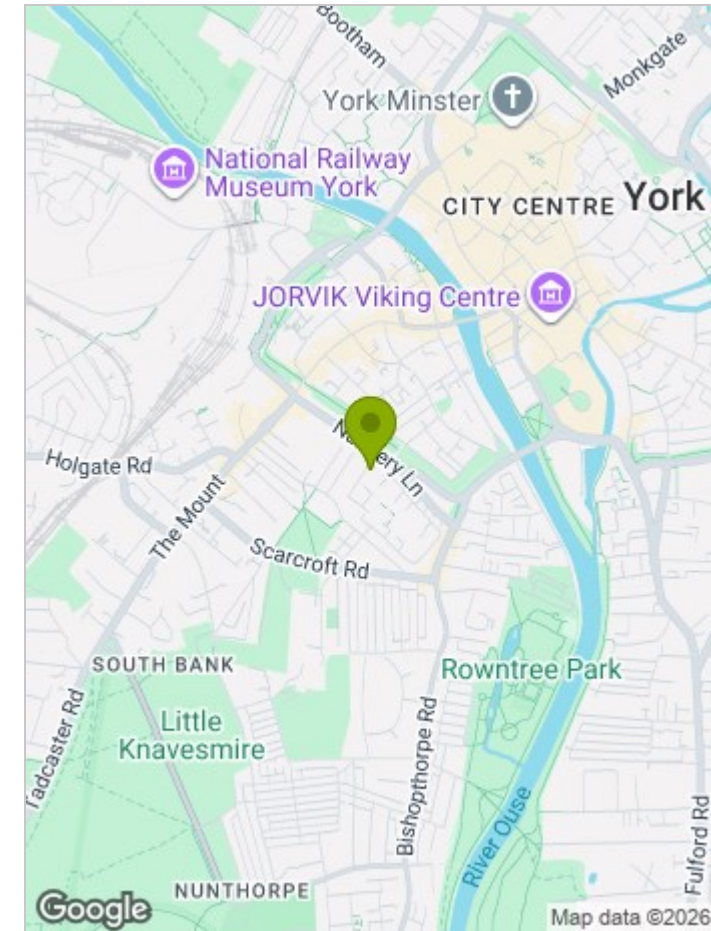
- NO ONWARD CHAIN
- Located Off Nunnery Lane Just Outside City Centre Walls
- Easy Access to York City Centre & Railway Station
- uPVC Double Glazing & Gas Central Heating
- Communal Gardens With Bin & Bike Storage
- Council Tax Band A
- EPC C71



## 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>	71	72
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.