



5 Ings Court Esk Drive, Poppleton Park, York, YO26 6RP

Guide Price £189,950


YORK'S INDEPENDENT LOCAL ESTATE AGENT

- Offering large living space
- Master with en-suite shower room/wc
- Council Tax Band C
- Modern fitted kitchen
- Allocated car parking space and visitor spaces
- EPC C73

THE PROPERTY

A LARGE TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH PRIVATE PARKING. Attractive and tastefully presented living accommodation comprises hall, large living/dining room, modern fitted kitchen with integrated appliances, 2 double bedrooms (master having en suite shower room) plus further family bathroom/WC. To the outside is an allocated car parking space plus visitor spaces. An internal viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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

ACCOMMODATION

Entrance Hall

Entrance door. Door to

Living Room

14'11" x 13'7"

Window to rear

Breakfast Kitchen

10'4" x 9'10"

Modern fitted units incorporating integrated appliances

Master Bedroom

13'3" x 10'6"

Window to front. Door to

En Suite Shower Room

Walk in shower, wash hand basin, w.c.

Bedroom 2

10'9" x 9'6"

Double bedroom with window to rear

Family Bathroom

Modern suite in white, bath with shower above, basin and w.c.

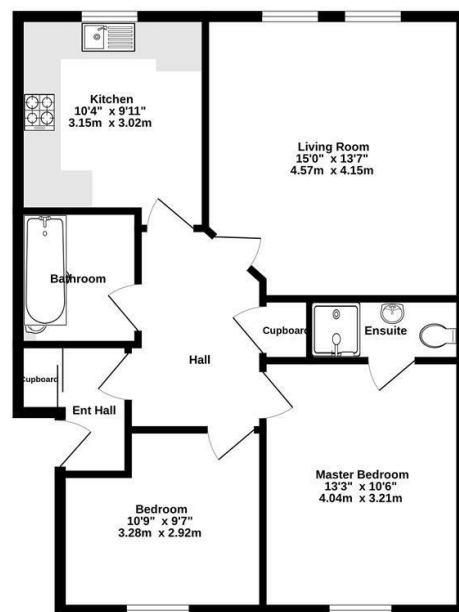
Outside

Allocated parking space plus Visitor spaces

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.

Ground Floor
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
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