

Flat 7, Jacobs Court Clifton, York, YO30 6AH

Guide Price £185,000

  
**Churchills**  
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- Spacious one-bedroom, top-floor apartment
- Easy access to a wide range of local amenities
- Designated car parking space
- Fantastic opportunity due to its prime location
- Council Tax Band: B
- Located in the highly sought-after area of Clifton Green, Bootham
- Within comfortable walking distance of the railway station and York city centre
- Offered with no forward chain
- Early viewing highly recommended
- EPC: C79


## THE PROPERTY

A spacious one bedroom, top floor apartment. Ideally located in the highly sought after area of Clifton green, Bootham offering easy access to a wide range of local amenities. The property is within comfortable walking distance of the railway station and York city centre.

The apartment benefits from gas central heating, double glazing and comprises; Entrance hall, Large open plan lounge / Kitchen area, separate double size bedroom and a large bathroom/WC. The property also enjoys allocated car parking.

Offered with no forward chain, this well located apartment is a fantastic opportunity.

An early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## ACCOMMODATION

### Entrance Hall

Entrance front door, entry phone system.

### Living Room

uPVC double glazed window to front, wooden feature ceiling beams, double paneled radiator, TV point, power points, laminate flooring.

### Kitchen

uPVC double glazed window to side, fitted wall and base units with counter top, stainless steel sink and drainer unit with mixer tap over, built-in electric oven and gas hob with extractor hood over, plumbing for washing machine, power points, double paneled radiator, laminate flooring.

### Bedroom

uPVC double glazed window to front, Large, fitted wardrobe, double paneled radiator, power points, carpet.

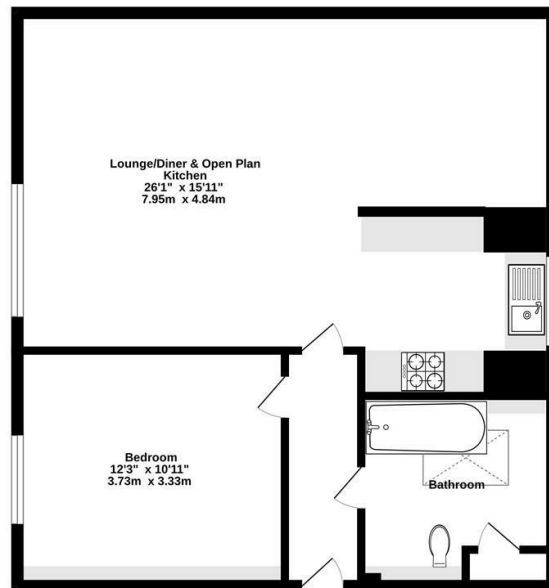
### Bathroom

Paneled bath with mains shower over, wash hand basin, low level WC, heated towel/radiator, tiled 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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

Ground Floor  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.  
While 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 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 can be given for their operation or efficiency capabilities.  
Made with floorplan 12/02/20

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA

Tel: 01904 646611 Email: [info@churchillsyork.com](mailto:info@churchillsyork.com) [www.churchillsestateagents.co.uk](http://www.churchillsestateagents.co.uk)