



10 Trinity Court Trinity Lane Bishophill
York, YO1 6EY
Offers Over £295,000

OFFERED WITH NO FORWARD CHAIN!
Churchills are delighted to present this spacious two bedroom, first floor apartment within the historic walls of York, centrally located only a few minutes walk from York's many City Centre amenities. Forming part of a charming conversion dating back to 1700's, the property benefits from high ceilings, ample period features, economy 7 electric heating, useful basement storage and provides attractive and well-presented living accommodation.

Entered via a secure communal hallway it fully comprises private entrance hall, lounge/dining room, good sized kitchen with full range of modern units incorporating built in oven and hob, two bedrooms with fitted wardrobes and a three piece bathroom. To the outside is an allocated car parking space plus an external bike store. Nestled on this quiet street and set in this highly regarded Bishophill development an early viewing is recommended to appreciate the size, location and condition of this fabulous apartment.



Communal Hall

Secure entrance door, staircase to all floors.

Entrance Hallway

Entrance door, ceiling coving.

Lounge/Dining Room

Two sash windows to rear, ceiling coving, covered radiator, night storage heater, TV point, power points. Carpet.

Kitchen

Sash window to front, ceiling coving, full range of modern base and wall mounted units, inset sink, tiled splashbacks, plumbing for automatic washing machine, built in electric oven and hob with extractor above, power points, feature windows overlooking the lounge.

Inner Hall





Bedroom 1

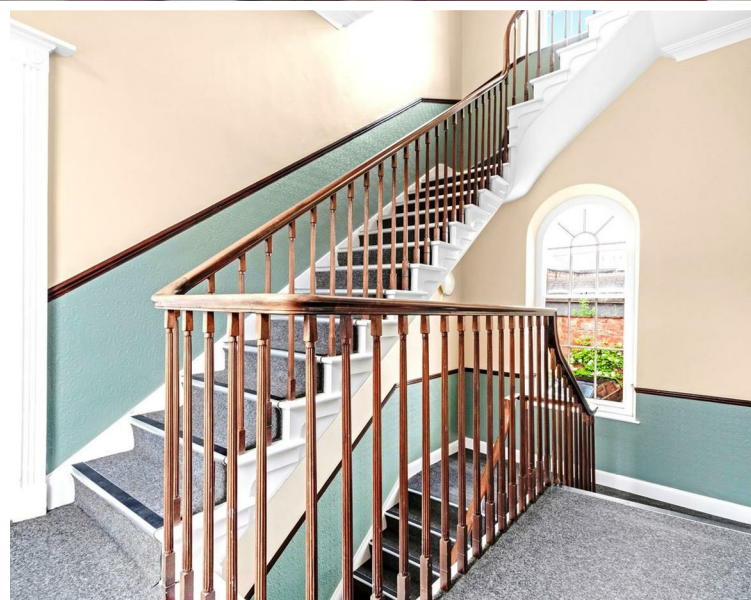
Two sash windows to front, ceiling cornicing, built-in wardrobes, electric storage heater, power points. Carpet.

Bedroom 2

Sash window to rear, built-in wardrobe, electric storage heater, power points. Carpet.

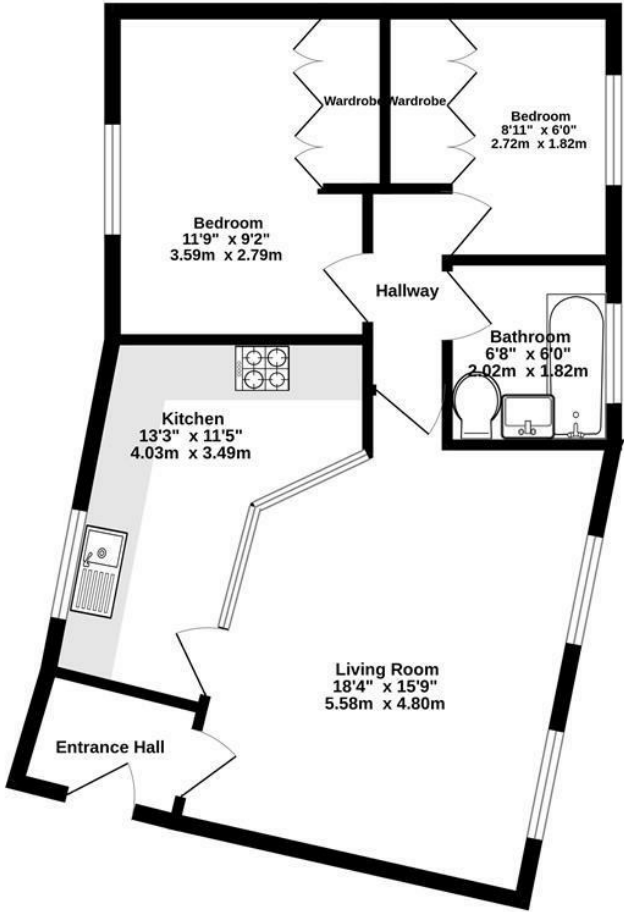
Bathroom

Sash window to rear, three piece suite comprising panelled bath with electric shower over, glass shower screen, pedestal wash hand basin, low level WC, part tiled walls, electric wall heater.



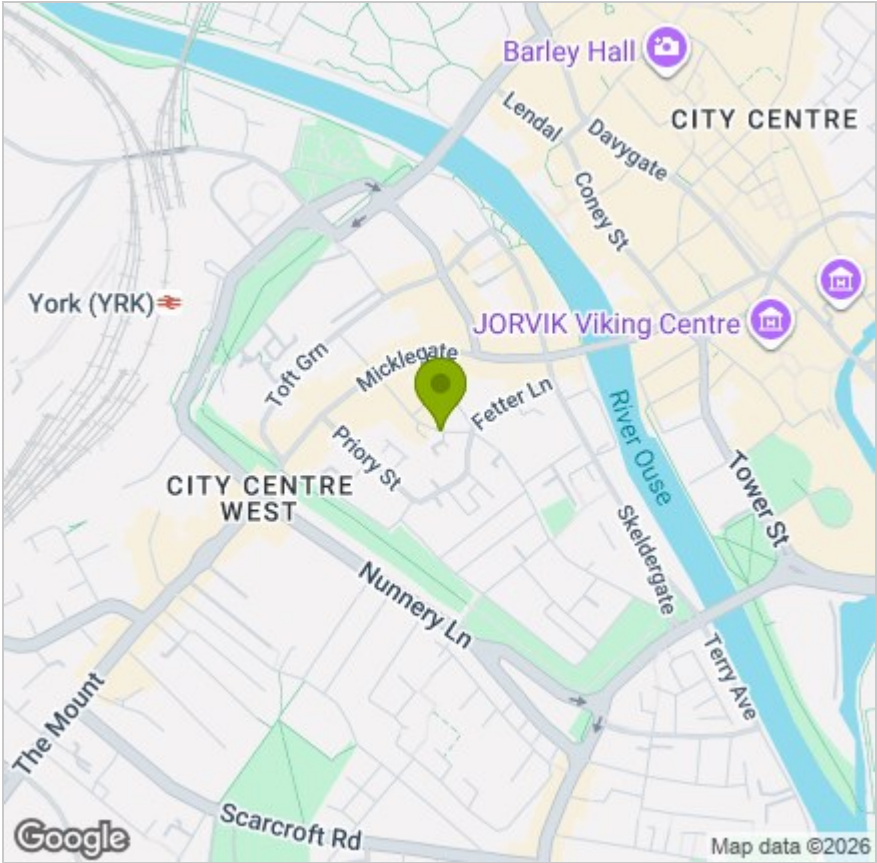
FLOOR PLAN

Ground Floor
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 83 |
| (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 | |

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