



8 Neon Kettlestring Lane  
York, YO30 4XF  
£140,000

**CHAIN FREE** - Located within this well cared for development and very suitable for first time buyers, we are delighted to offer for sale this impressive ground floor one bedroom apartment with garden, convenient for Clifton Moor Retail Park, York outer ring road and transport links into the historic city centre. Accessed via its own entrance it comprises; spacious living kitchen with fitted appliances, lounge area, double bedroom and three-piece shower room. To the outside is a designated parking space, bin and bike stores as well as communal areas and visitor spaces. An internal viewing of this excellent apartment is highly recommended.

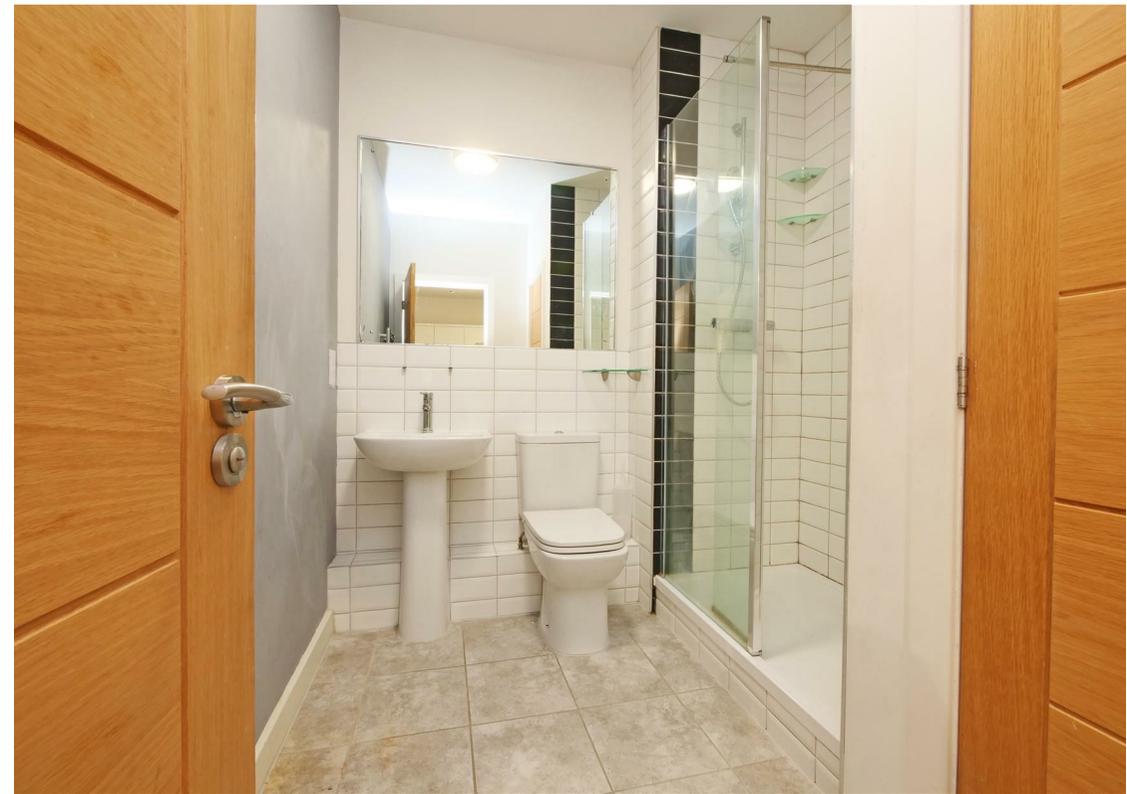
**Agents Notes:**  
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please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

**Open Plan Living Room & Kitchen**  
13'3" x 20'9" (4.06m x 6.34m)

**Bedroom**  
8'8" x 13'6" (2.66m x 4.14m)

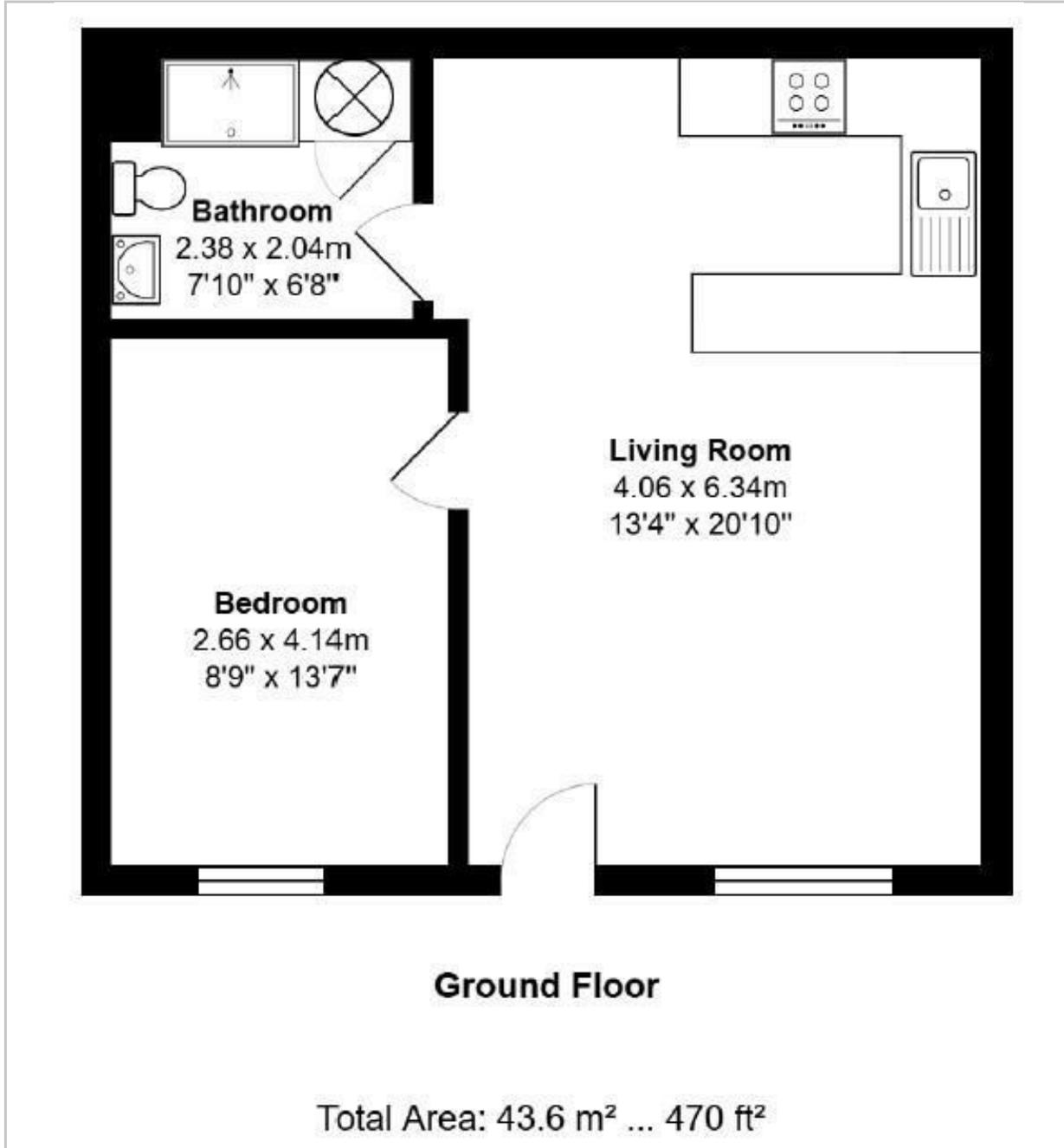
**Bathroom**  
7'9" x 6'8" (2.38m x 2.04m)

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## 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>			<b>83</b>
(69-80) <b>C</b>		<b>71</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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