



The Walk Holgate Road

York, YO24 4EL

Guide Price £190,000

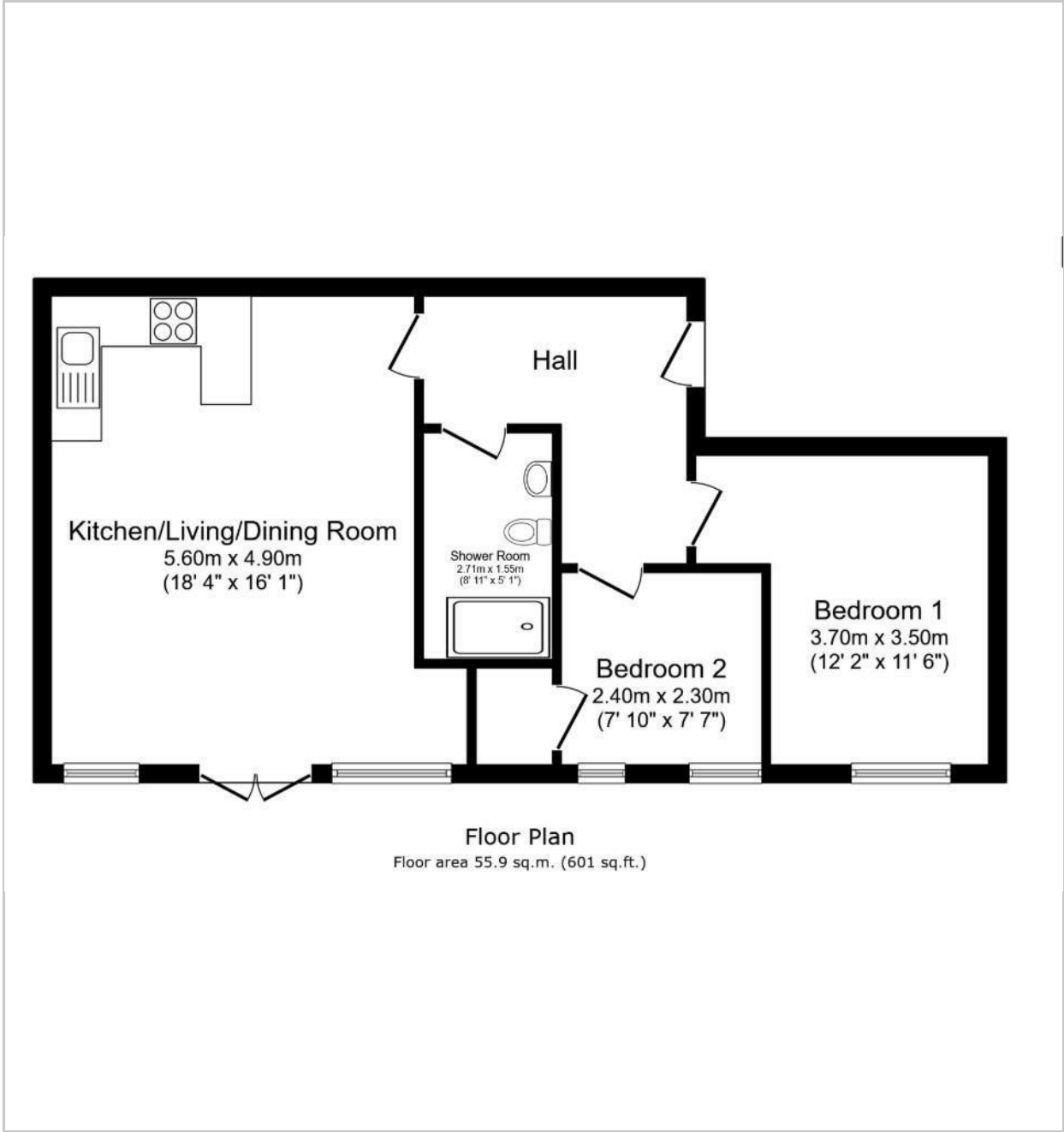


****SOLD WITH NO CHAIN**** A SUPERB 2 BEDROOM FIRST FLOOR APARTMENT WITH PRIVATE PARKING SET IN THIS CENTRAL LOCATION WITHIN A COUPLE OF MINUTES WALK FROM THE RAILWAY STATION AND THE CITY CENTRE. Set within this modern gated development the property is entered via a secure communal hallway and comprises entrance hall, open plan living/dining kitchen with modern fitted units and integrated appliances, 2 bedrooms and bathroom/w.c. Sure to be of interest to professional first time buyers or investors. Realistically priced. Please note this is a leasehold property and we are awaiting the details of the leasehold, including the length of lease, annual service charge and ground rent.

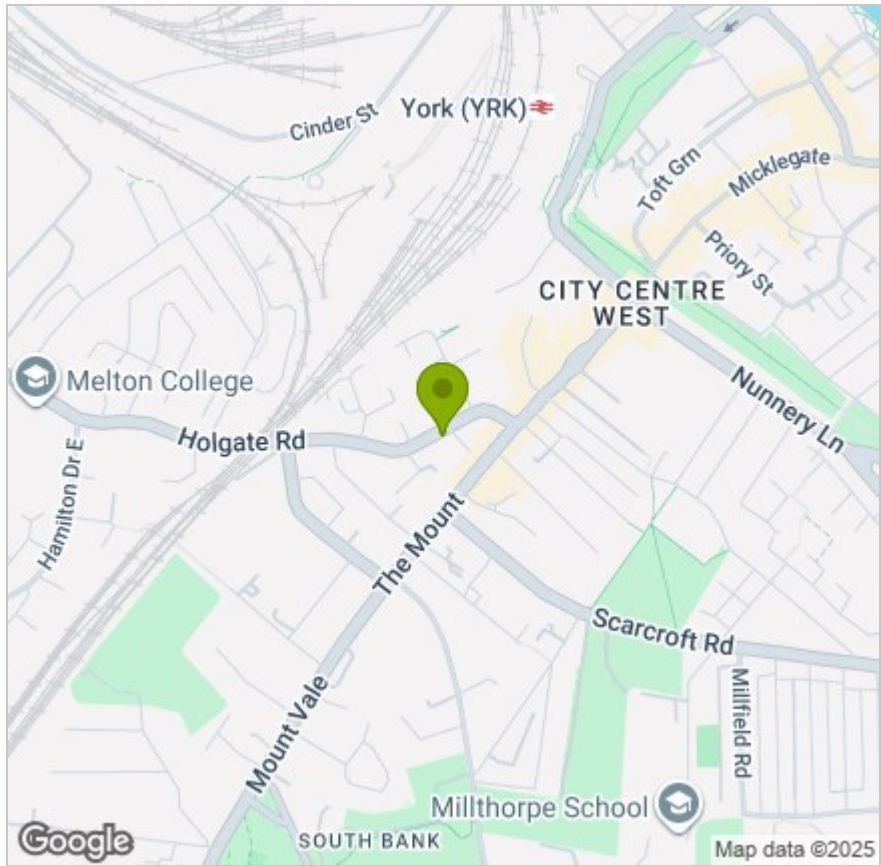




FLOOR PLAN



LOCATION



EPC

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.