



WILLOW GREEN

ESTATE AGENTS



1 Rome House Eboracum Way York, YO31 7ST

£260,000

An immaculately presented two double bedroom ground floor apartment. Parking is available, the prospective tenant would be able to purchase a permit by arrangement.

This excellent apartment is located in a modern development just off Heworth Green, the property is only situated within walking distance of the city centre and has easy access out towards Monks Cross and Vanguard retail parks.

The property would make a superb home close to the city. Accessed via a secure communal hall, the apartment itself begins with a well-proportioned private hall with access to a useful storage cupboard housing the hot water tank. The centrepiece of the home is a dual aspect open plan living/dining/kitchen.

The property continues with an impressive master bedroom with a built-in wardrobes. The second double bedroom, again has built in storage and a modern, fully tiled bathroom completes this excellent property.

Outside the development is access to a riverside walk leading to Heworth Green, as well as the allocated parking. There are also the advantages of electric heating and double glazing.

An early internal inspection of this excellent property in a very popular part of the city is highly recommended to avoid disappointment.

EPC Rating D

VIRTUAL TOUR AVAILABLE

ENTRANCE HALL



Entrance hall with large airing cupboard and access to all rooms.

OPEN PLAN LIVING

17'6 x 14'1 (5.33m x 4.29m)



A spacious double aspect living/kitchen/dining room with a range of contemporary wall & floor units, electric oven, hob with extractor over, stainless steel sink with drainer, integrated tall fridge freezer, integrated slimline dishwasher, plenty of work surface, glass breakfast bar and a living area with a pair of double glazed picture windows.

KITCHEN



MASTER BEDROOM

12'4 x 8'11 (3.76m x 2.72m)



A bright double bedroom with high quality fitted wardrobes and a double glazed picture window.

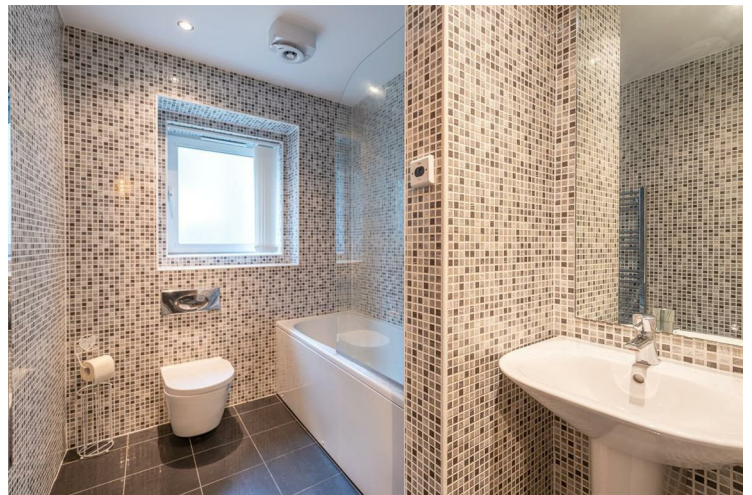
BEDROOM TWO

9' x 9' (2.74m x 2.74m)



A second double bedroom with a fitted wardrobe and double glazed picture window.

HOUSE BATHROOM



A spacious and modern fully tiled bathroom with wash hand basin with chrome mixer tap, WC, bath tub with thermostatic shower over.

MAINTENANCE

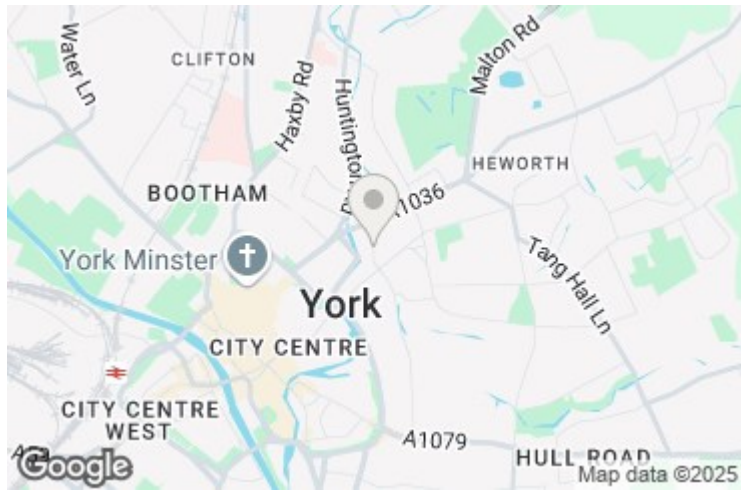
Electric heating, mains drainage.

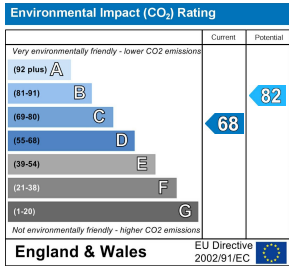
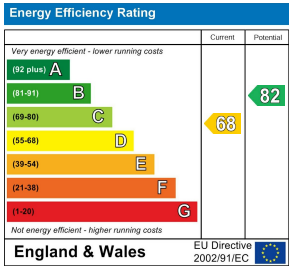
CAR PARK

This property comes with the added benefit of a private allocated parking space in a secure underground car park, with lift to all floors.

TENURE

Leasehold, 111 years remaining.





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