

N A I S H
E S T A T E A G E N T S



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Apartment 5, The Old Chapel Front Street , Acomb, YO24 3GE

Located in the popular area of Acomb, and within walking distance of a variety of shops, eateries and regular commuter connections to York city centre and train station, is this beautifully presented duplex apartment. This apartment offers two double bedrooms and is well-maintained throughout.

Front Street is located within the popular residential area of Acomb, which is positioned to the west of York. Offering plenty of amenities for all buyers, this area is also convenient for those who need to travel out of York as it provides easy access to the A64/A59/A1237.

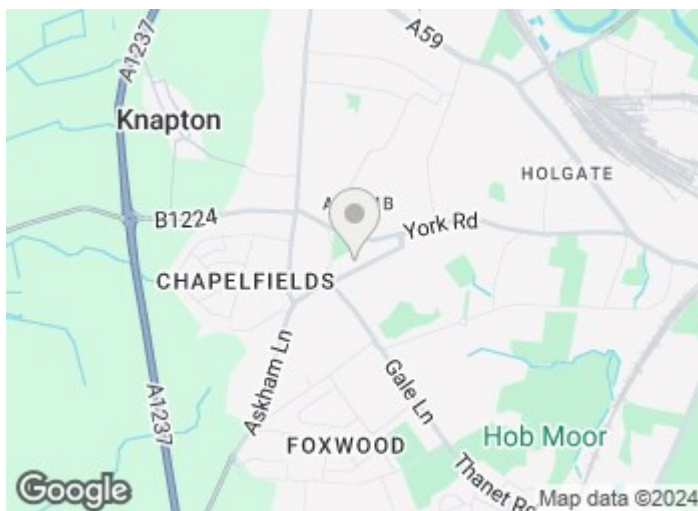
This lovely apartment is accessed via a secure communal entrance which leads to the private apartment door. Upon entering, a hallway leads into a smart living/kitchen room. The lower level of this apartment is completed by a double bedroom and a contemporary shower room which features a modern shower enclosure. Upstairs is a small landing and a further double bedroom with eave storage and space for a desk for those working from home.

Asking Price £195,000

Apartment 5, The Old Chapel Front Street , Acomb, YO24 3GE



- Two Bedroom Duplex Apartment
- Great Condition
- Living/Kitchen Area
- Potential yield of 6% for investors
- Walking distance to local amenities
- Perfect Starter Home

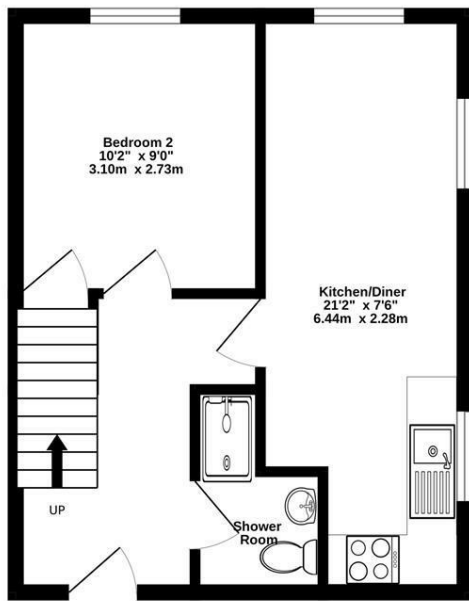


Directions

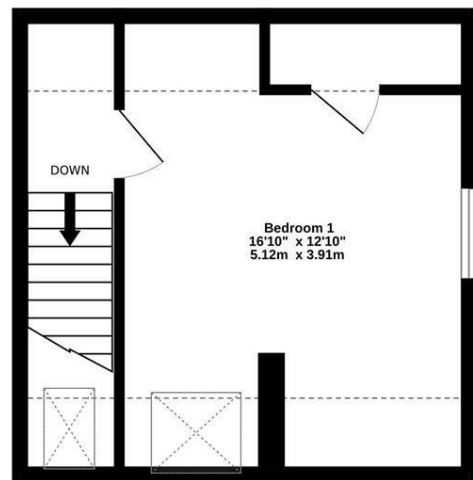


Floor Plan

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	