

Foss Place Foss Islands Road, York YO31 7AF

A modern first-floor, one bedroom apartment with parking, located just a stones throw away from the city walls. This property is perfect for first time buyers or those looking for a fantastic investment!













### Kitchen/Living Room

21' x 12' 3" ( 6.40m x 3.73m )

Well presented open plan living with carpet to the lounge laminate flooring to the kitchen space which comprises of newly fitted wall/base units, a breakfast bar, built in spice rack, cooker hood, spotlights, telephone entry system, a door the front, a cupboard with plumbing for a washing machine, electric radiator, integrated oven, fridge/freezer and an induction hob.

#### **Bedroom One**

12' 8" x 8' 6" ( 3.86m x 2.59m )

Double bedroom with carpet throughout, spotlight lighting, an electric radiator and a window to the side.

#### **Shower Room**

Shower room with W.C, wash hand basin, shower cubicle, towel radiator, extractor fan and spotlight lighting.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





## welcome to

# **Foss Place Foss Islands Road, York**

- MODERN CITY CENTRE APARTMENT
- JUST OUTSIDE OF THE HISTORIC BAR WALLS
- FANTASTIC OPPORTUNITY FOR INVESTORS OR FIRST TIME BUYERS
- LOCAL CONVENIENCES ON YOUR DOORSTEP
- ALLOCATED PARKING

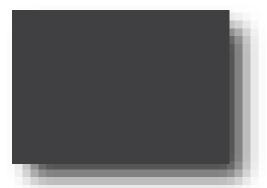
Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£175,000





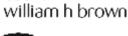




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Property Ref: YOR107659 - 0015 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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