



Flat 5 East Parade, York YO31 7YG

welcome to

Flat 5 East Parade, York

A well presented, one bedroom, ground floor apartment with a private garden, situated on a pretty and highly sought after street, a short distance from the city centre. East Parade is a treelined, leafy thoroughfare with a range of shops and amenities, within walking distance from York City centre.



Lounge

10' 4" x 11' 5" (3.15m x 3.48m)

A carpeted lounge with a radiator and a window to the front of the property.

Kitchen

A fitted kitchen with wall/base units, an electric oven, an electric hob, an extractor hood, a radiator, a pantry cupboard and Vinyl flooring.

Bedroom

9' 1" x 10' 4" (2.77m x 3.15m)

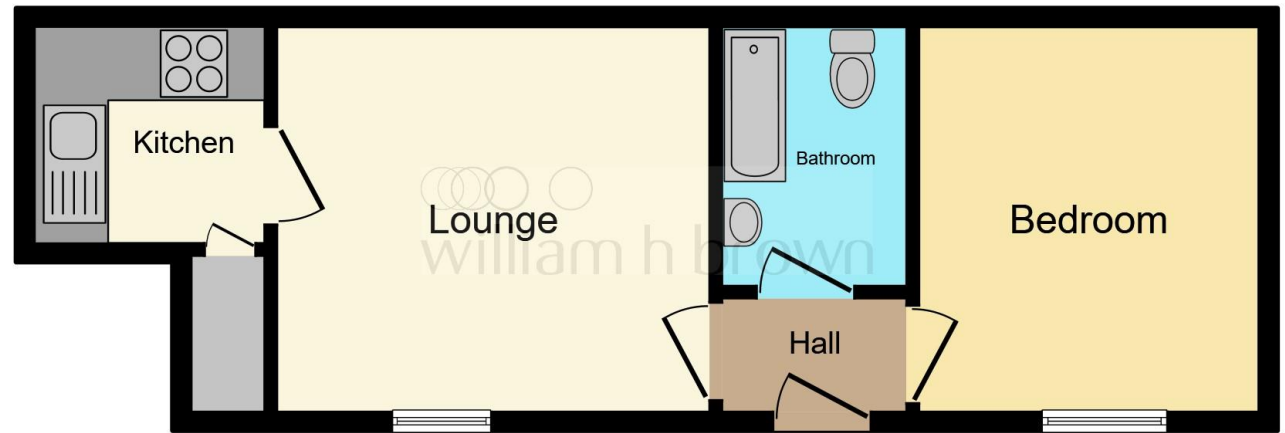
A double bedroom with carpeted floors, wall paneling, a radiator and fitted wardrobes.

Bathroom

The bathroom has a shower over the bath tub, a w.c, a wash hand basin, an extractor fan, an Ideal combi boiler, Vinyl flooring and tiled walls.

Exterior

A private garden with a gravel seating area, a grass lawn, space for a storage shed and hedge to surround.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Flat 5 East Parade, York

- A SUPERB, ONE BEDROOM, GROUND FLOOR APARTMENT
- A WONDERFUL, SOUTH FACING PRIVATE GARDEN
- SITUATED ON A HIGHLY SOUGHT AFTER, TREE LINED STREET
- 0.6 MILES FROM THE HISTORIC CITY CENTRE
- COUNCIL TAX BAND: A

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108791 - 0006

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