



A spacious and well presented two bedroomed ground floor apartment situated within a purpose built development on South Parade, just off the High Street. The apartment is leasehold with a share of the freehold and benefits from electric heating and double glazing. The accommodation includes a spacious entrance hall with large storage cupboard, good sized living room / dining room with square bay window to the front, kitchen / dining room with wall and base units, two bedrooms both with fitted / built in wardrobes and a modern shower room / wc with tiled walls. Externally there is residents permit parking. Fir Lodge is located just off the High Street and is sold with no onward chain.





- A spacious two bed roomed ground floor apartment
- Electric heating and Upvc double glazing
- Spacious living room with square bay window
- Modern shower room / wc with attractive tiled walls
- Leasehold with share of the freehold
- Located within a popular and sought after location just off the High Street
- Both bedrooms with fitted / built in wardrobes
- Kitchen / dining room with fitted wall and base units
- Residents permit parking
- Vacant possession and no onward chain

GENERAL INFORMATION

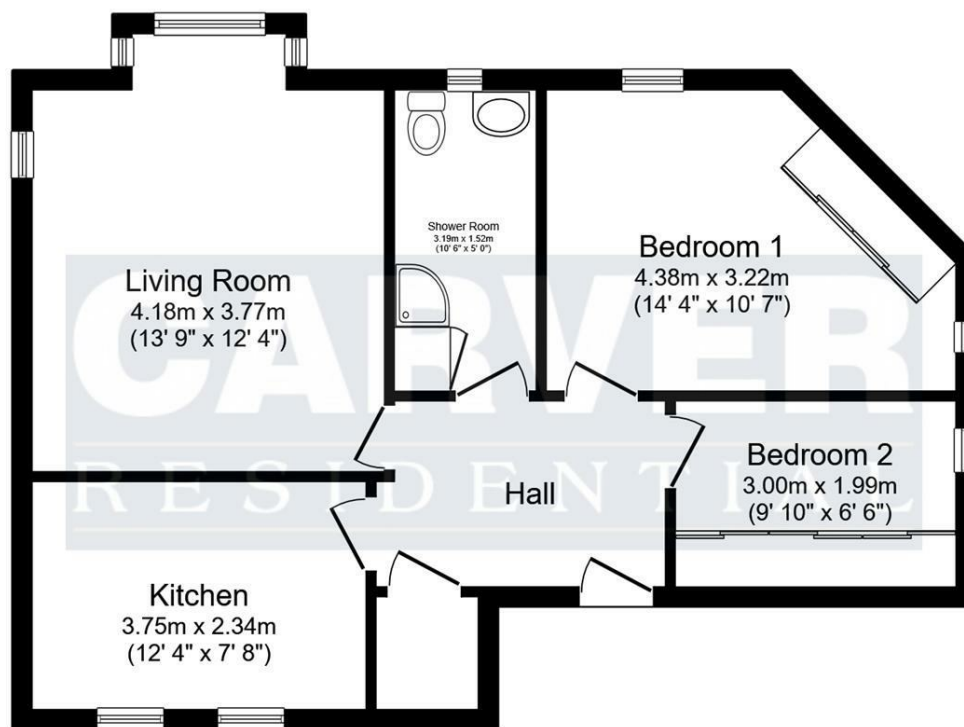
Tenure: Leasehold with share of the freehold. 999 yr Lease from 1989. Service charge £2000 per year

Services: Electric heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band B

Resident permit parking



Floor Plan
Floor area 57.9 sq.m. (624 sq.ft.)

Total floor area: 57.9 sq.m. (624 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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	

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MAB 6202



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