



12 Feversham Gate, York, YO31 8HY

Guide Price £215,000



**12 Feversham Gate, York, YO31 8HY**

**£215,000**

A large 2 bedroom first floor apartment set in this modern development close to York Hospital and walking distance to the city centre. Sure to appeal to investors or private buyers this spacious property comprises entrance hall, large lounge/dining room, good sized fitted kitchen, 2 double bedrooms and a bathroom/w.c. To the outside is allocated car parking. Please note, photos were taken prior to tenants moving in.

## Description

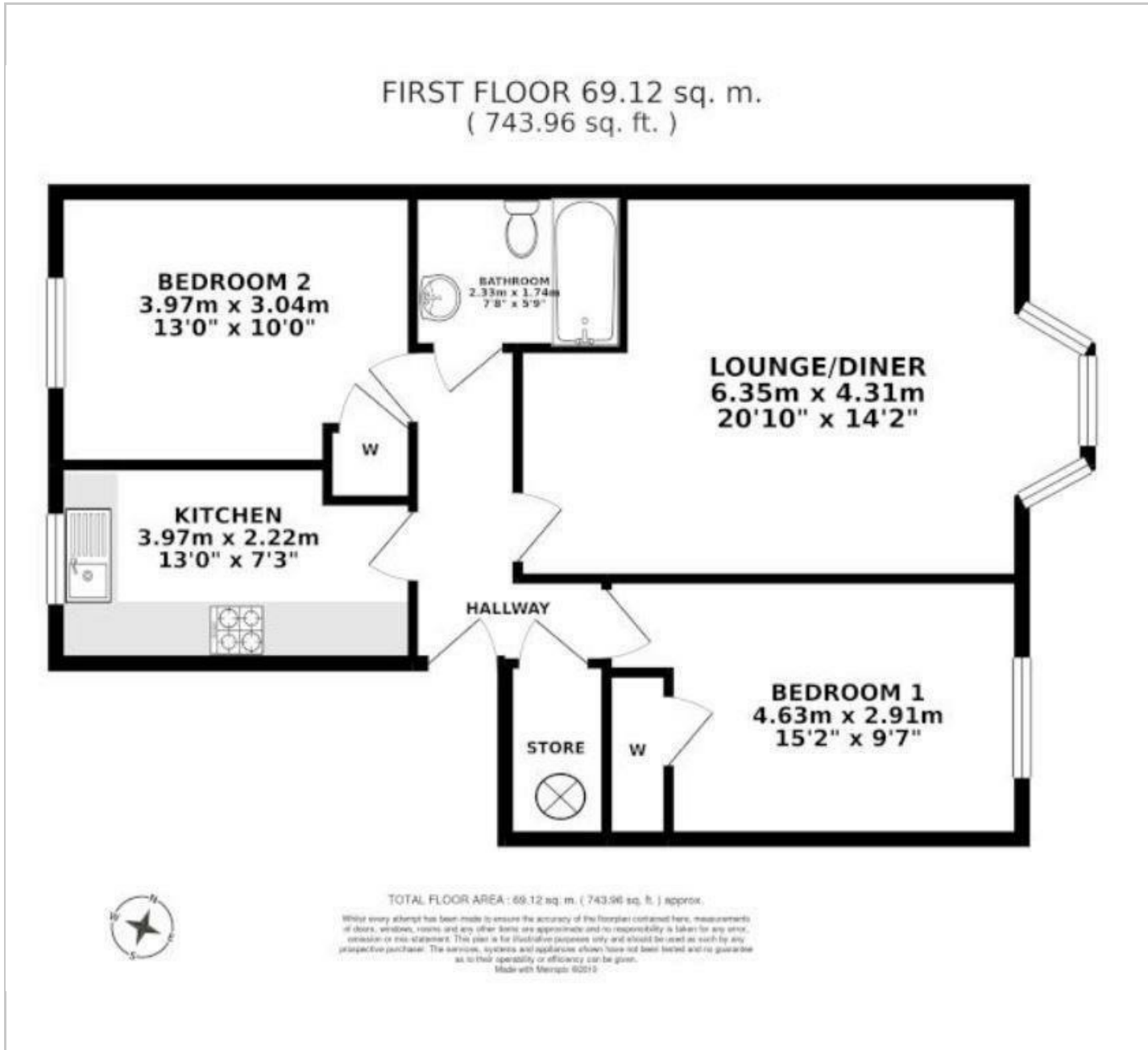


## Features

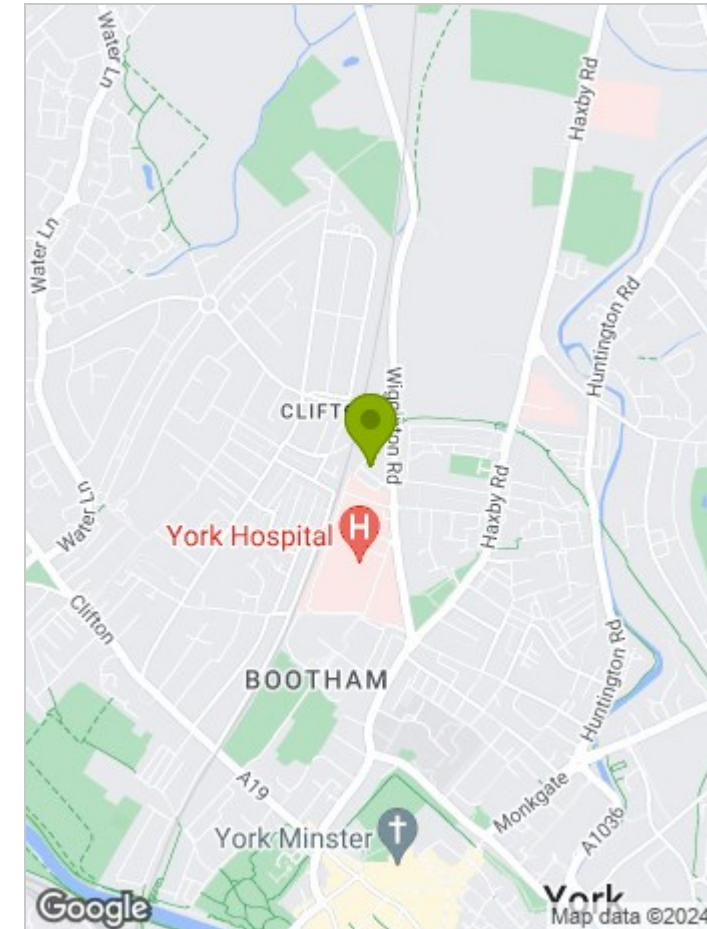
- Large First Floor Apartment
- Two Double Bedrooms
- Close To York Hospital & The City Centre
- Ideal Investment Or Private Buy
- Allocated Car Parking
- Council Tax Band C
- EPC D63



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>65</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.