



63 Masters Mews College Court Dringhouses

York, YO24 1UG

Guide Price £214,950

FABULOUS SPACIOUS TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT, BEAUTIFULLY PRESENTED THROUGHOUT With easy access to the A64 and into York city centre. The property provides bright and spacious living accommodation comprising entrance hall, large open plan living room with sitting and dining areas, kitchen with full range of modern fitted units, integrated appliances and attractive breakfast island, master bedroom with en-suite shower room/WC, further double size bedroom and a family bathroom. To the outside is an allocated car parking space. This fabulous apartment would make an ideal home for professionals, first time buy or investment purchase. An accompanied viewing is strongly recommended.

Entrance Hall

Access to roof space, electric heater, storage cupboard. Laminate flooring. Doors leading to;

Living Area

uPVC double glazed windows to two aspects, French doors to Juliet balcony, two electric storage heaters, TV point, power points. Opening to;

Kitchen Area

Full range of modern fitted wall and base units comprising laminated work surfaces, inset 1 and a half bowl sink with mixer tap, built in electric oven and ceramic hob with extractor above, integrated dishwasher, space and plumbing for automatic washing machine, power points, breakfast island with storage.

Bedroom 1

uPVC double glazed window to front, built in wardrobe, electric storage heater, power points. Laminate wood flooring. Door to;

En-Suite

Walk in shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail, extractor fan. Tiled floor.





Bedroom 2

uPVC double glazed window to front, built in wardrobes, electric storage heater, power points. Laminate flooring.

Bathroom

Three piece suite in white comprising panelled bath with mains operated shower and shower screen, pedestal wash hand basin, low level WC, heated towel rail. Tiled flooring.

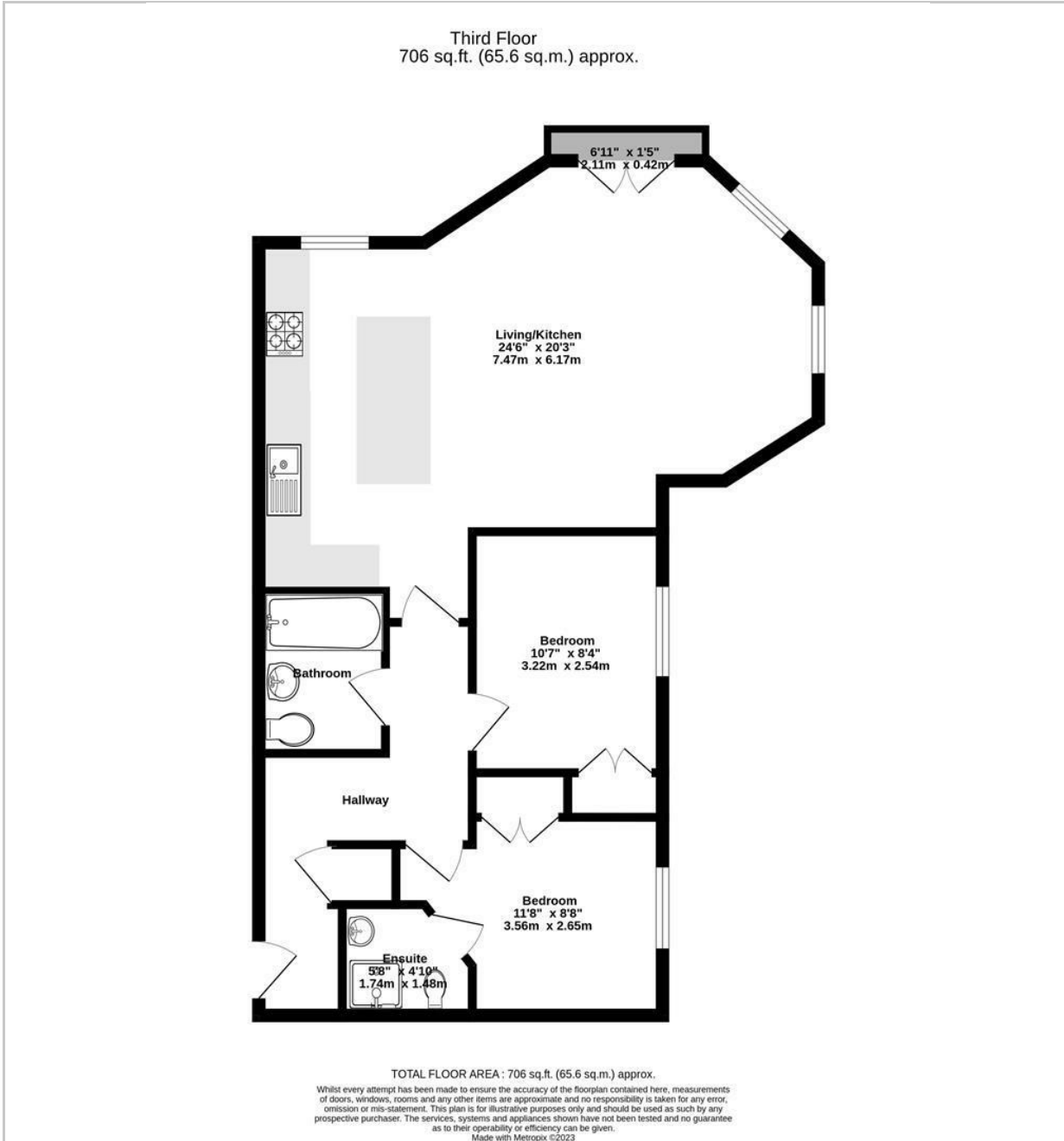
Outside

Allocated car parking space.

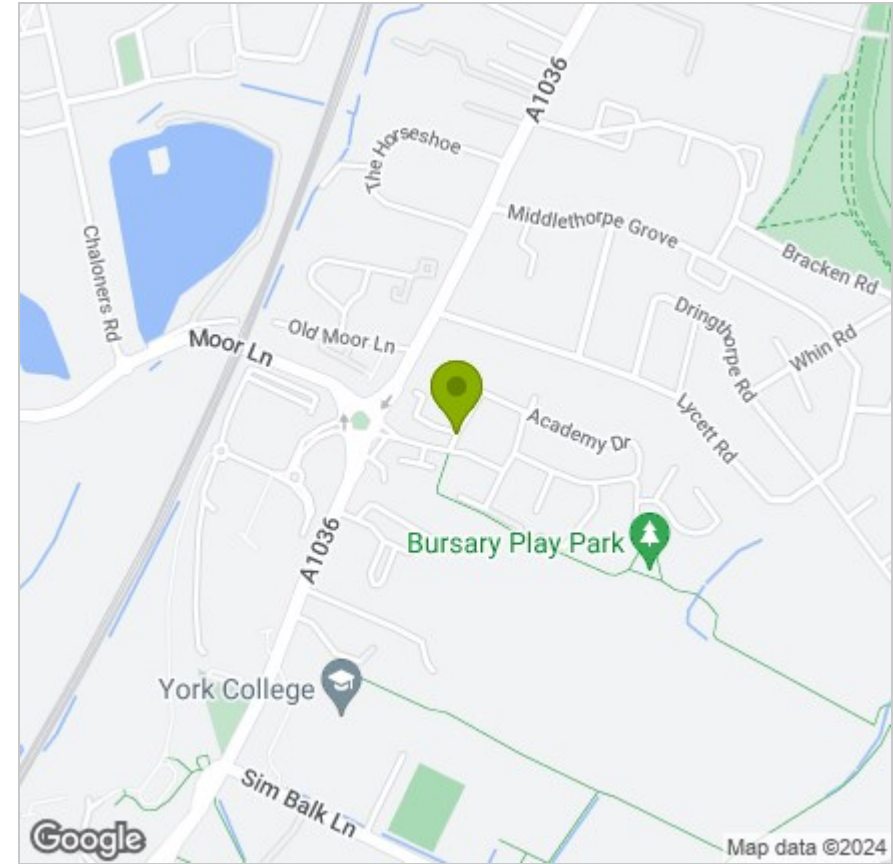
Lease/service charge to be advised.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	67	
(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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