



41 Fossway, York, YO31 8SF

Guide Price £142,500



41 Fossway, York, YO31 8SF

£142,500

We as Agents are delighted to offer for sale this spacious one bedroom first floor flat located on Fossway, convenient for York city centre, the outer ring road, and York Hospital. Served by local shops and amenities as well as regular public transport links into the city. The property offers well-proportioned accommodation comprising entrance hall with stairs to first floor, modern fitted kitchen, 15' lounge, good size double bedroom and a well fitted bathroom. The property also benefits from gas fired central heating, uPVC double glazing and would make an ideal first time buy or investment. There is also plenty of on street parking nearby as well as communal gardens.

Description

Entrance

Entrance door, stairs to landing.

Lounge

uPVC double glazed window to front, ceiling coving, fire place with surround, double panelled radiator, TV point, power points.

Kitchen

uPVC double glazed window to rear, fitted wall and base units with counter tops, inset sink and draining board, space for appliances, power points.

Bedroom

uPVC double glazed window to rear, double panelled radiator, power points.

Bathroom

Opaque uPVC double glazed window to side, panelled bath, pedestal wash hand basin, low level WC.

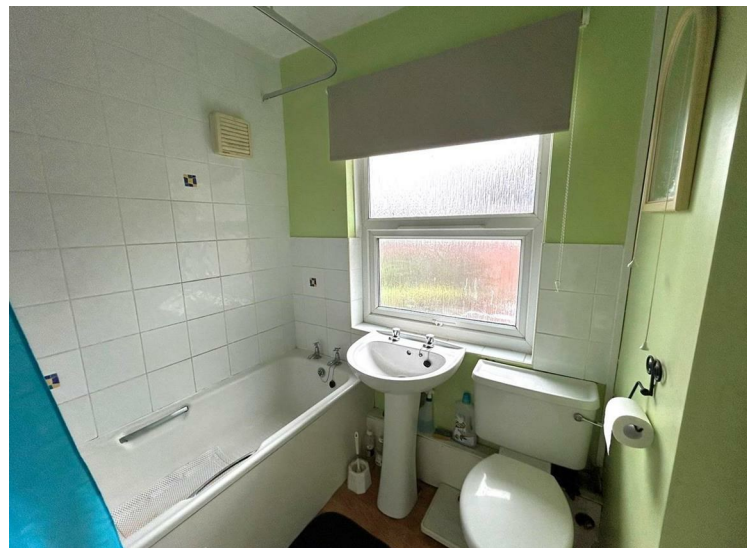
Outside

Communal gardens.

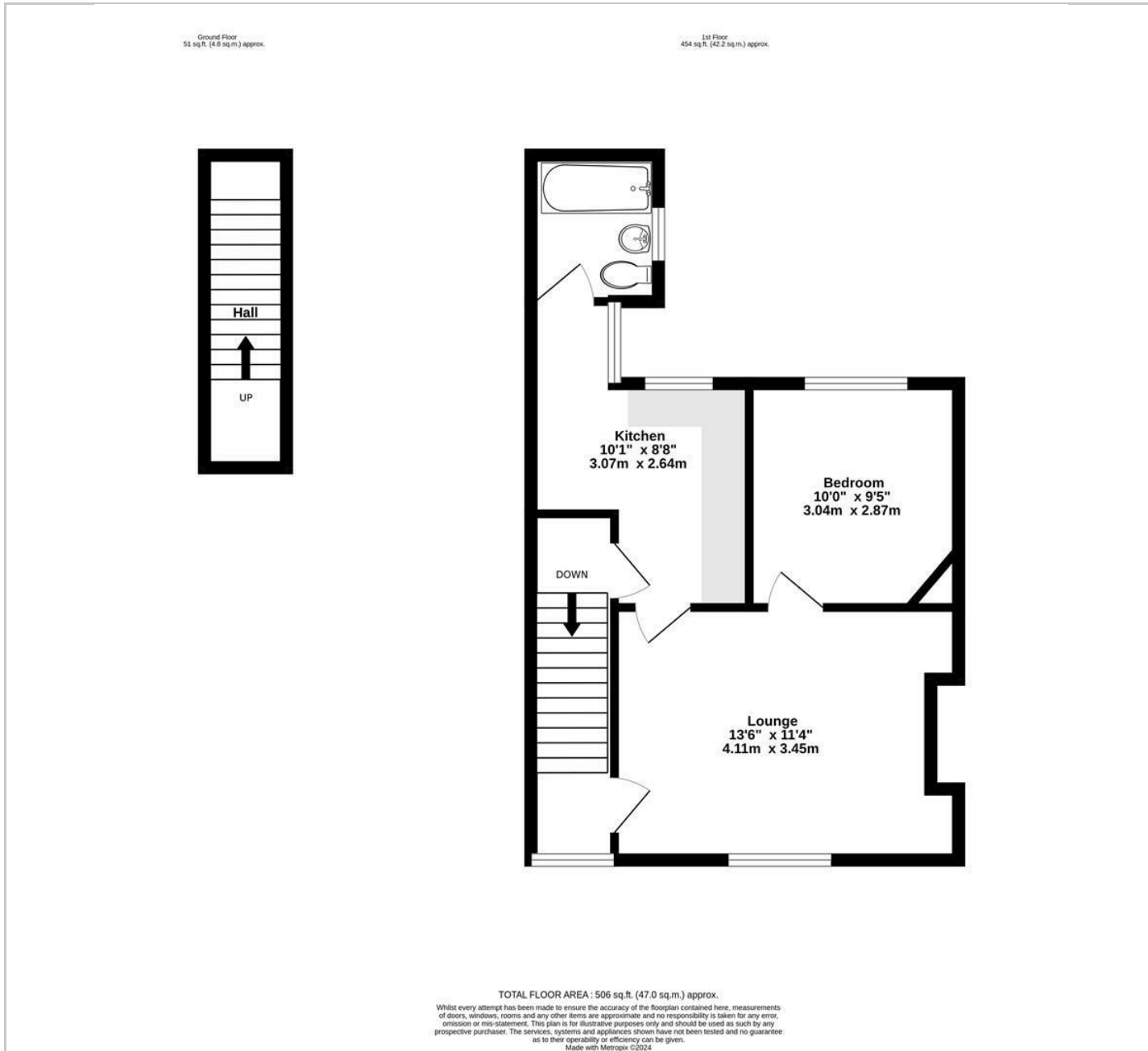


Features

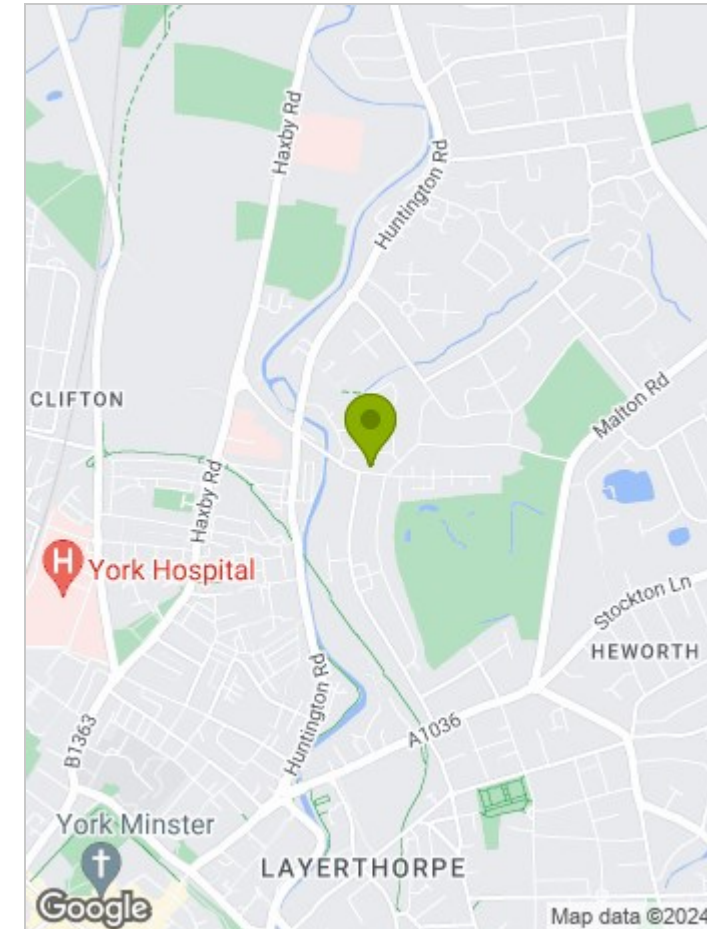
- Ideal First Time Buy Or Investment
- Spacious First Floor Apartment
- Close To An Array Of Local Amenities
- Good Bus Route & Easy Access Into The City Centre
- Gas Central Heating & Upvc Double Glazing
- Bright And Spacious Apartment
- Council Tax Band A
- EPC B82



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(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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