

Available Mid May

This fabulously presented one bedroom fully furnished garden apartment is located to the rear of the grand main house on the sought after Tadcaster Road accessed via a private lane and through a beautiful shared, walled garden.

The property comprises of entrance hall, large lounge boasting period features and parquet flooring, a double bedroom, bath with shower over the bath, Kitchen / dining room.

The kitchen includes an electric oven/hob, washing machine and fridge freezer.

Shared use of the stunning, walled garden (fully maintained by a gardener) and half a double garage for storage or parking.

EPC Rating E

Council Tax Band A



















FLOOR PLAN LOCATION St George's PI SOUTH BANK Little Knavesmire Pulleyn Dr **Ground Floor** Mayfield Public Open Space Hallway Storage Nelson's Ln Lounge 21'0" x 19'4" 6.40m x 5.90m * Kitchen/Dining Room 19'4" x 13'0" Mayfield Grove 5.90m x 3.96m DRINGHOUSES Bedroom 13'1" x 8'2" Cherry Ln 4.00m x 2.50m Coogle Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** Flat 4 Around The Back Of 304a Tadcaster Road (92 plus) A Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. 76 (69-80) (55-68) 53 (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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