

A LARGE 2 BEDROOM SECOND FLOOR APARTMENT SET IN THIS SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE FROM THE CITY CENTRE. The property provides bright and spacious living accommodation which is entered via a secure communal hallway and comprises entrance hall, large open plan living room with sitting/dining area and fully fitted kitchen, 2 double bedrooms (one with ensuite shower room) plus a family bathroom. To the outside is an allocated car parking space. An internal viewing of this spacious apartment is strongly recommended.

Entrance Hall

Living Kitchen 19'7" x 16'10" (5.97m x 5.13m)

Bedroom 1 18'8" x 13'3" (5.70m x 4.05m)

En-suite

Bedroom 2 11'7" x 10'3" (3.54m x 3.13m)

Bathroom



















FLOOR PLAN LOCATION Rowntree Park Hartoft St Farndale St Kilburn Rd Alma Terrace Second Floor 775 sq.ft. (72.0 sq.m.) approx. Frances St. Ambrose St Living Kitchen 19'7" x 16'10" 5.96m x 5.13m Bedroom 1 Bedroom 2 11'7" x 10'3" 18'8" x 13'3" 5.70m x 4.05m 3.54m x 3.13m York Steiner School Moorland Rd Derwent Rd Broadway Broadway Broadway W Danum Rd **Google Entrance Hall** Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 83 TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx It every attempt has been made to ensure the accuracy of the flooring contained here, measurement ors, windows, rooms and any other tents are approximate and no responsibility is taken for any error, ecitive purchaser. The services, systems and applicances shown when not been tested and no guarante as to their operability of efficiency can be given. Made with Metropic \$2024. 70 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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