



25 Buckingham Court
York, YO1 6EQ
Guide Price £375,000

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NO ONWARD CHAIN! MODERN FOUR BEDROOM CITY CENTRE MAISONETTE WITH BALCONY AND INTEGRAL GARAGE. Located in this gated development within Bishophill offering spacious accommodation, this property will surely appeal to a range of buyers. Benefitting from being just a short distance to the railway station and York's many city centre amenities as well as the river Ouse, Bishopthorpe Road shopping parade and Micklegate. It fully comprises entrance hallway, first floor landing, large living/dining room with good size balcony, fully fitted kitchen, three piece shower room, second floor landing, four bedrooms and a three piece bathroom. To the outside is a shared paved courtyard leading to an integral garage (21'8 x 8'3) as well as a shared bin/bike storage area. An accompanied viewing is strongly recommended.

Entrance Hall

Entrance door, stairs to first floor. Carpet.

First Floor Landing

Power points, stairs to second floor. Carpet. Door to;

Lounge Area

Two windows to front, double panelled radiator, TV point, power points. Carpet.

Dining Area

French doors onto balcony, double panelled radiator, power points. Carpet.

Kitchen

Window to front, fitted wall and base unit counter tops, one and a half sink and draining board with mixer tap, space and plumbing for appliances, power points.

Shower Room

Walk-in shower cubicle, wash hand basin, low level WC. Vinyl flooring.

Second Floor Landing

Two velux's, storage cupboard, double panelled radiator, power points. Carpet.





Bedroom 1

Window to front, two double panelled radiators, power points. Carpet.

Bedroom 2

Window to front, double panelled radiator, power points. Carpet.

Bedroom 3

Window to front, double panelled radiator, power points. Carpet.

Bedroom 4/Study

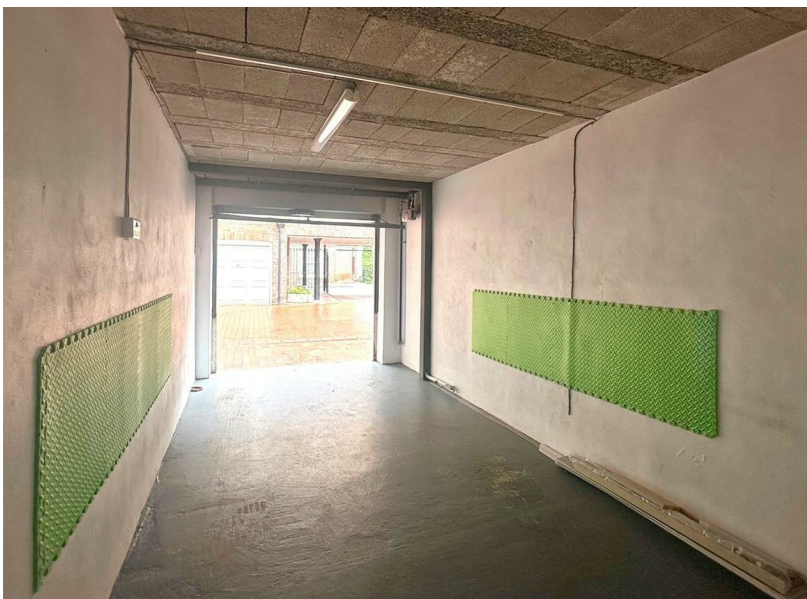
Velux, double panelled radiator, power points. Carpet.

Bathroom

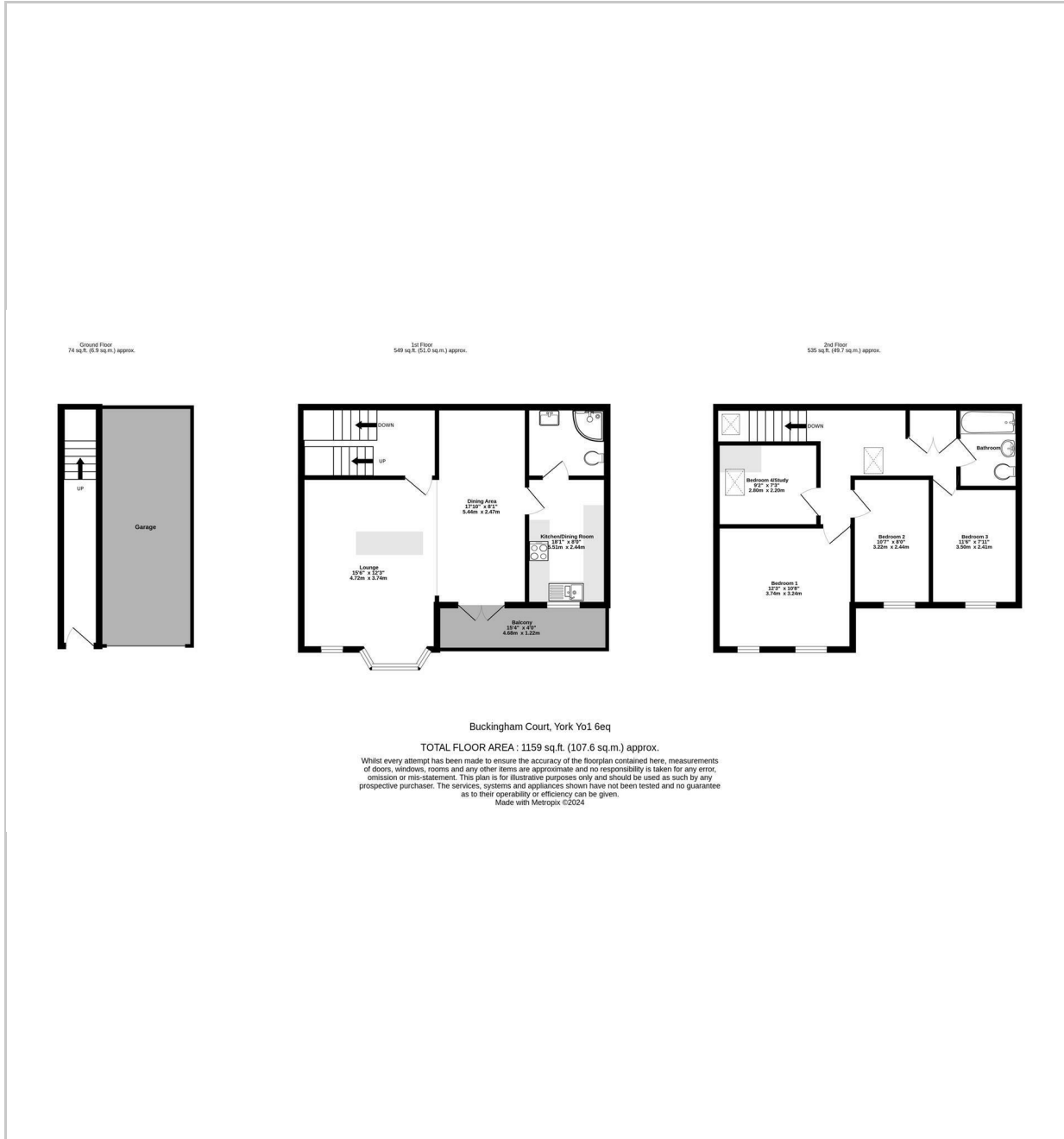
Velux, panelled bath, wash hand basin, low level WC, column radiator, part tiled walls. Vinyl flooring.

Garage

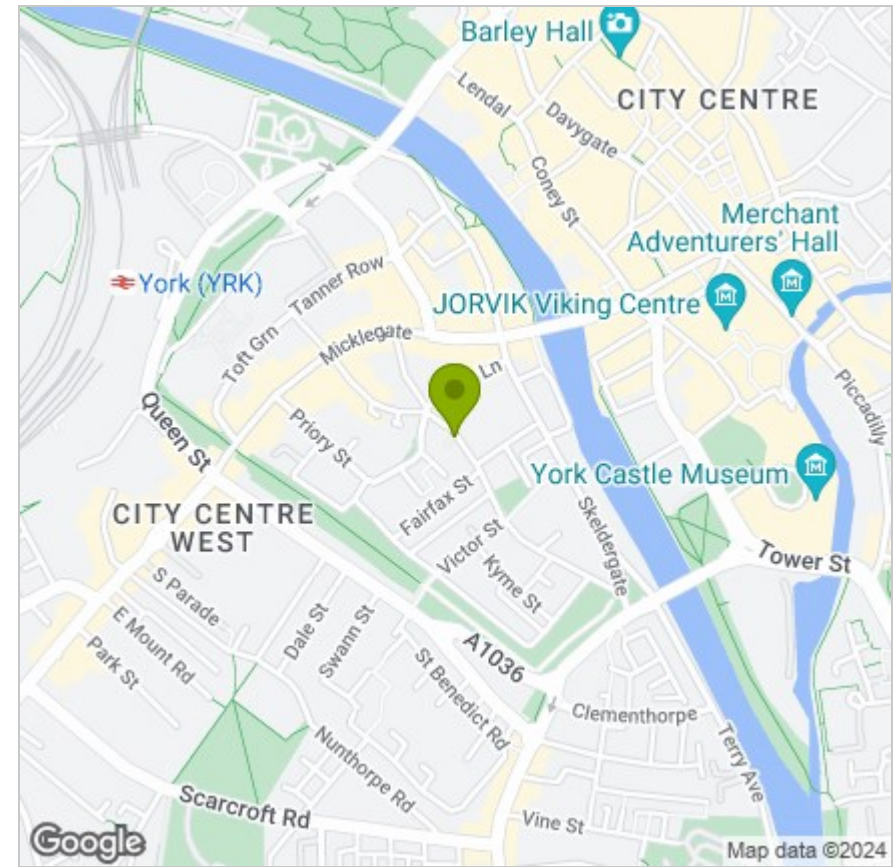
Up and over door, power and lighting.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		66	
(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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