



4 Bluebridge Court Fishergate

York, YO10 4AP

£300,000

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**FABULOUS CITY CENTRE APARTMENT WITH PARKING.** An excellent first floor, two double bedroom property part of this exclusive development situated moments away from York's many city centre attractions and amenities. Updated and decorated to a very high standard throughout and benefitting from modern central heating, double glazing and fitted appliances. Accessed via a secure communal hallway the bright and spacious apartment comprises entrance hall, 22' open plan lounge, two double bedrooms, three piece house bathroom suite and fitted storage areas. To the outside is a designated parking space, paved communal courtyard and bin/bike storage. An accompanied viewing is highly recommended.

### Communal Hallway

Door to;

### Entrance Hall

Entrance door, storage cupboard, radiator, power points. Luxury vinyl tiling.

### Open Plan Lounge

Slide sash window to front, fitted wall and base units incorporating counter top, stainless steel sink and drainer with mixer tap, integrated fridge freezer, oven and hob, dishwasher and washing machine, two radiators, power points. Luxury vinyl tiling.

### Bedroom 1

Windows to front and side, walk-in dressing room, radiator, power points. Carpet.

### Bedroom 2

Window to side, radiator, power points. Carpet.

### Bathroom

Panelled bath with shower head over, wash hand basin, low level WC, aqua boarding, radiator. Tiled flooring.

### Outside

Communal area including bin and bike stores. Designated parking space.

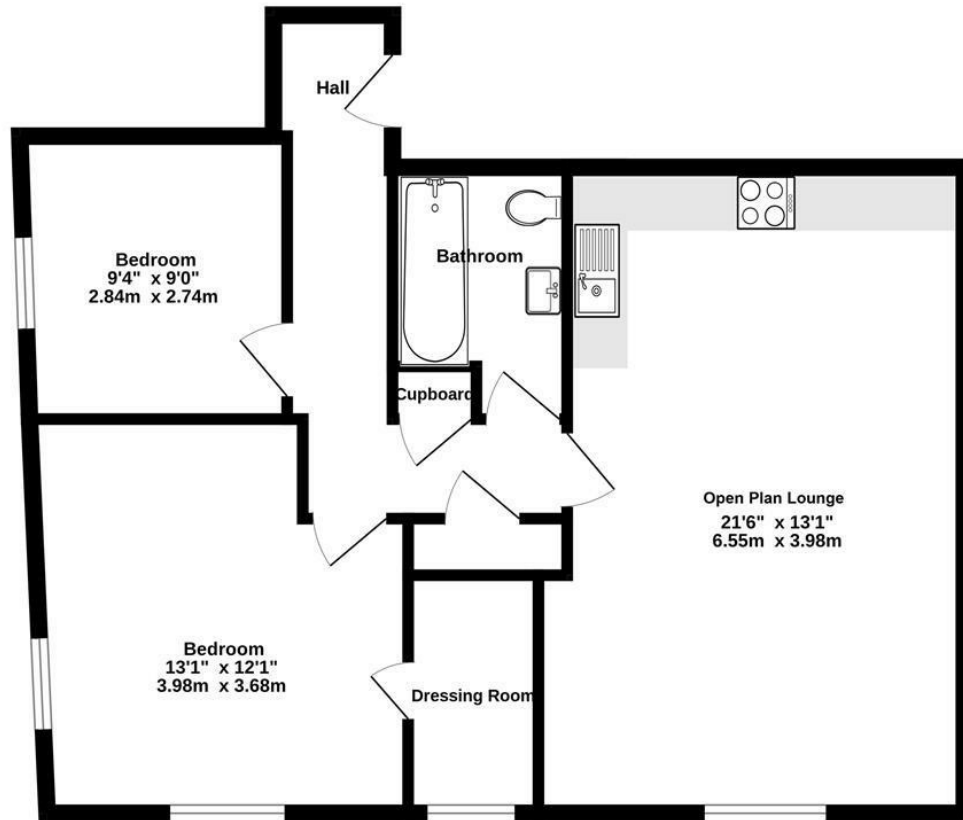






## FLOOR PLAN

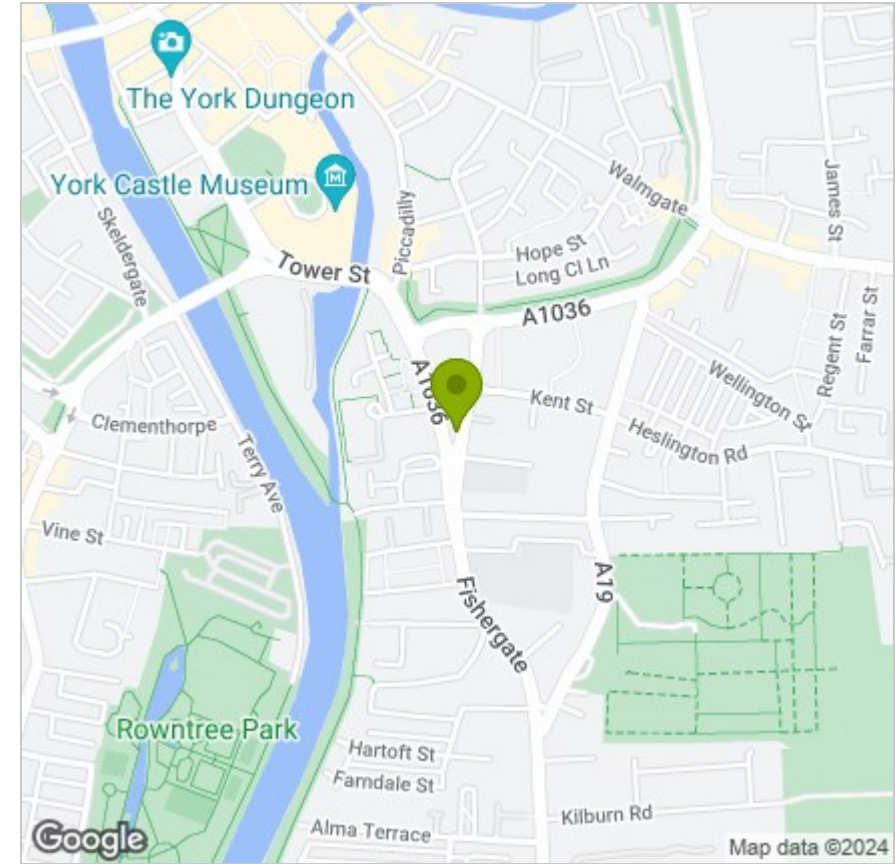
First Floor  
709 sq.ft. (65.9 sq.m.) approx.




TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	65	65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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