



Escrick House Hospital Fields Road, York, YO10 4FE

£220,000



Flat 43, Escrick House Hospital Fields Road, York, YO10 4FE

£220,000

IDEAL INVESTMENT OR FIRST TIME BUY! Churchills Estate Agents are pleased to offer to the market this fantastic two double bedroom first floor apartment set within this popular and modern development in Fulford.

Offered with no forward chain and within walking distance of York city centre, the property will appeal to a number of buyers. It fully comprises secure communal hallway, entrance hall, large open plan living room with sitting/dining area and fully fitted kitchen, 2 double bedrooms (one with en-suite shower room) plus a family bathroom. To the outside is a designated parking space. An internal viewing is strongly recommended.

Description

Entrance Hall

Living Kitchen

19'7 x 16'10

Bedroom 1

18'8 x 13'3

En-Suite Shower

Bedroom 2

11'7 x 10'3

Bathroom

Outside



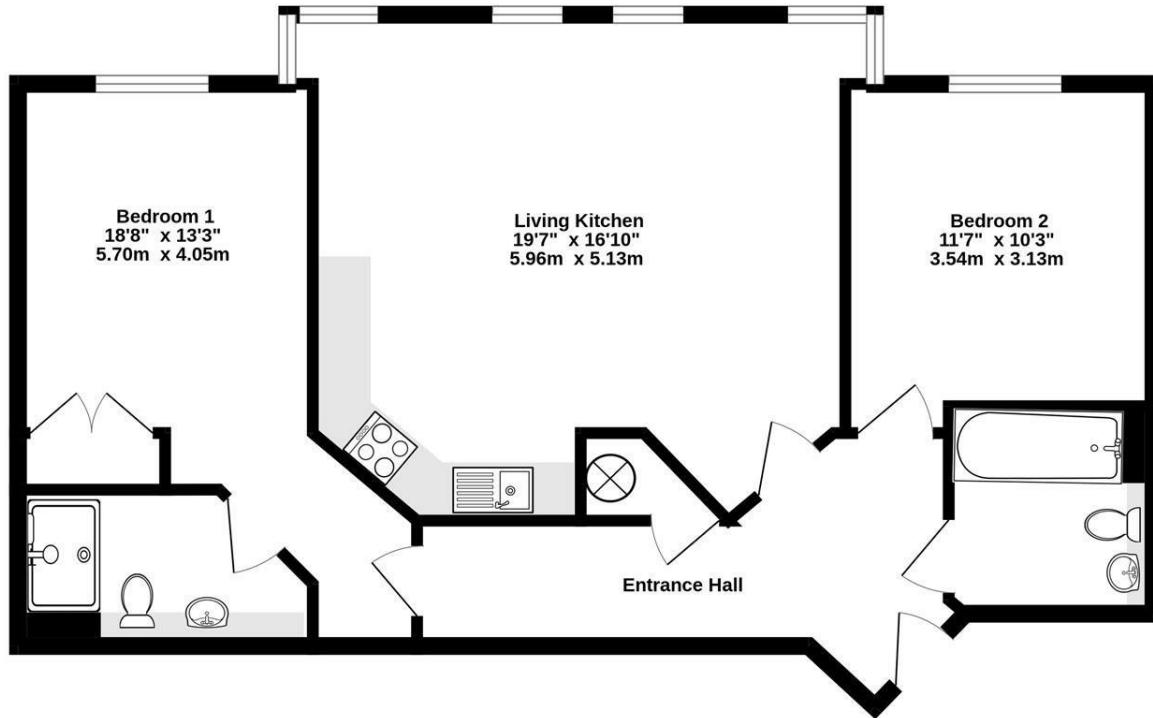
Features

- No Forward Chain
- Modern Two Bedroom Apartment
- Large Open Plan Living Room/Sitting/Dining Area
- Allocated Car Parking Space
- Council Tax Band D
- EPC C70



FLOOR PLAN

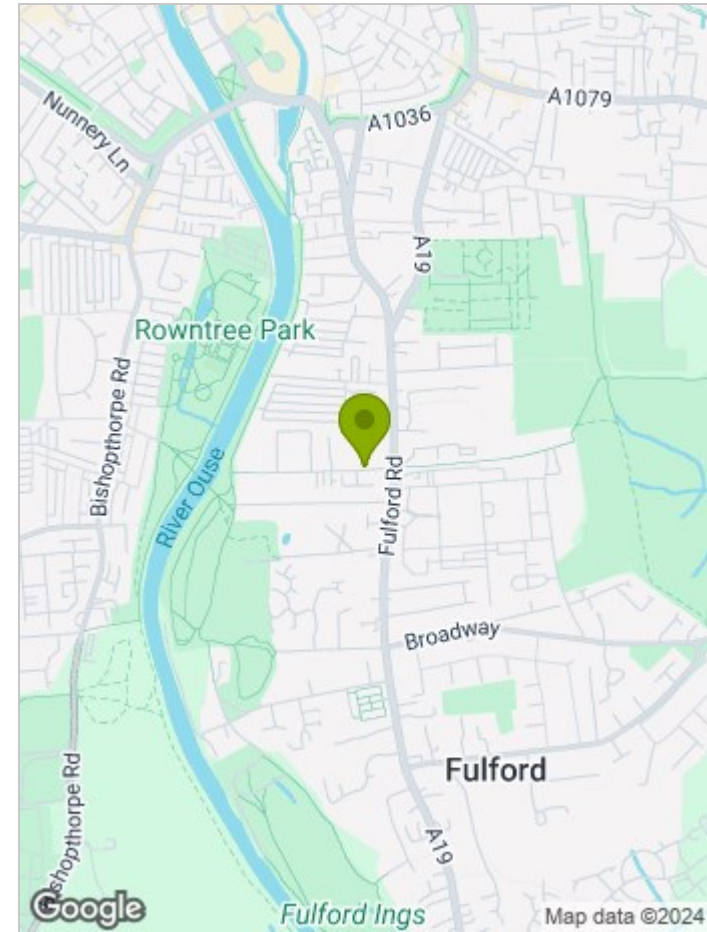
First Floor
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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			83
(81-91) B			
(69-80) C		70	
(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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