



5 Willow Bank, New Earswick, York, YO32 4TQ

Guide Price £145,000



## 5 Willow Bank, New Earswick, York, YO32 4TQ

**£145,000**

DELIGHTFUL ONE BEDROOM GROUND FLOOR APARTMENT ON THIS POPULAR DEVELOPMENT! Nestled in this quiet residential development in the popular village of New Earswick to the North of York and within easy access to a host of local amenities and the A64. The property would make an IDEAL INVESTMENT OPPORTUNITY and is tastefully presented throughout. It fully comprises entrance hall, living/dining room, kitchen with fitted units, double sized bedroom and a bathroom with modern white suite. Externally the property has communal gardens maintained by Joseph Rowntree Trust. An internal viewing is recommended.

## Description

### Entrance Vestibule

Entrance door, wall mounted combination boiler, double panelled radiator, power points. Ceramic tiles

### Lounge

13'5 x 15'5  
uPVC window to front, coving, new electric fire with surround, two storage cupboards, double panelled radiator, TV point, power points. Carpet.

### Kitchen

5' x 8'  
Wall and base units, inset stainless steel sink and drainer, space and plumbing for washing machine, feature glass panel, power points. Ceramic tiles.

### Bathroom

5'4 x 8'6  
Shower cubicle, wash hand basin, low level WC, double panelled radiator, extractor fan. Vinyl flooring.

### Bedroom

9'8 x 10'  
uPVC window to rear, coving, double panelled radiator, power points. Carpet.

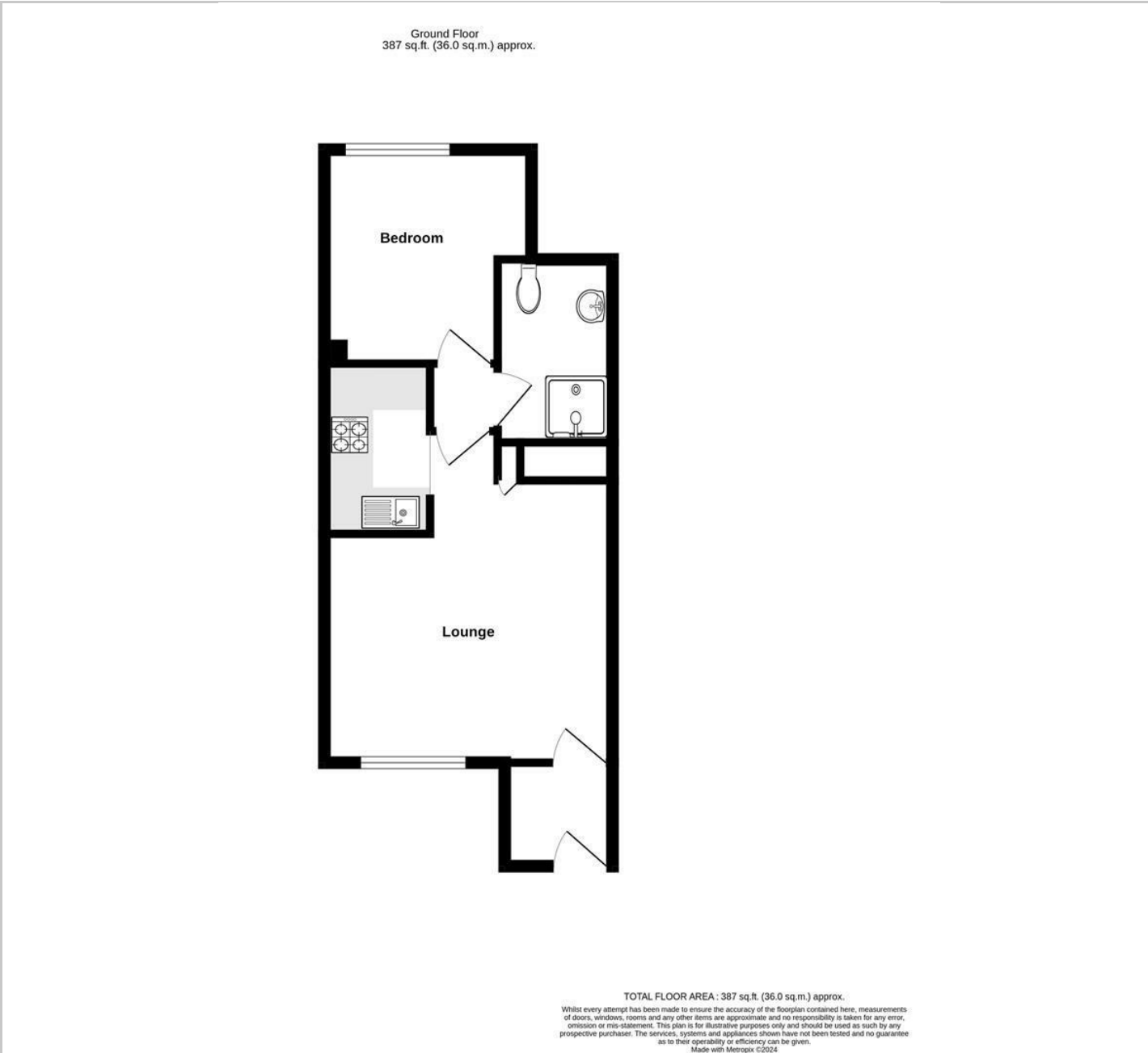
### Communal Gardens

## Features

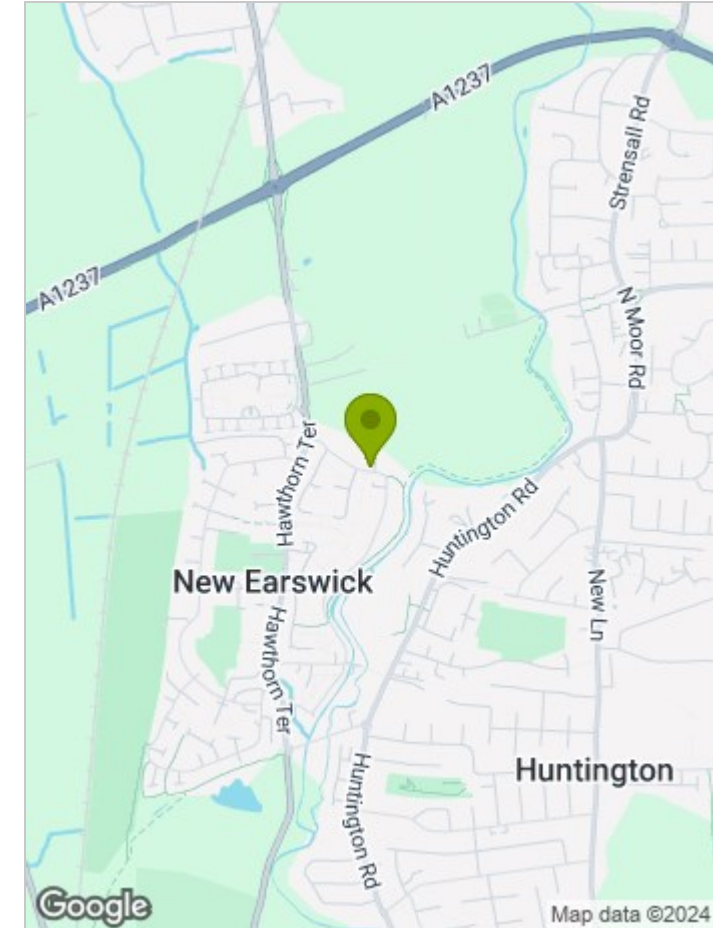
- Delightful Ground Floor Apartment
- Nestled In This Quiet Residential Development
- Popular Village Of New Earswick
- Within Easy Access To A Host Of Local Amenities & The A64
- Ideal First Time Buy Or Investment
- Council Tax Band A
- EPC C74



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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