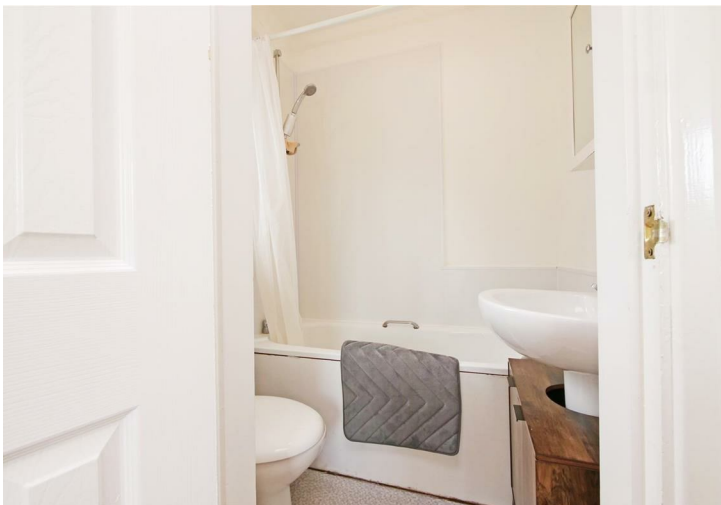




96 Beech Avenue, York, YO24 4JL

Offers Over £150,000



1 Beech Court, 96 Beech Avenue, York, YO24 4JL

£150,000

A spacious 1 bedroom ground floor apartment set in this sought after location within walking distance of the railway station and the city centre. The property is perfect for the first time or investment buyer and provides tastefully presented accommodation comprising private entrance hall, lounge/dining room, well fitted kitchen, double bedroom and shower room/w.c. Private outside area to front. An internal viewing is recommended.

Description

Entrance Hall

Entrance door. Door to

Lounge/Dining Room

17'5 x 10'7

Upvc double glazed bay window to front, Upvc double glazed window to rear, radiator, tv point, power points. Carpet. Doors to

Kitchen

9'10 x 6'8

Modern fitted units comprising sink unit, base and wall units, work surfaces, built in electric oven and hob, plumbing for washer, power points, Upvc double glazed window to front.

Bedroom

9'10 x 9'7

Upvc double glazed window to side, radiator, power points> Carpet. Door to

Bathroom/WC

Three piece suite in white with mixer shower over bath.

Outside

Private area to front.

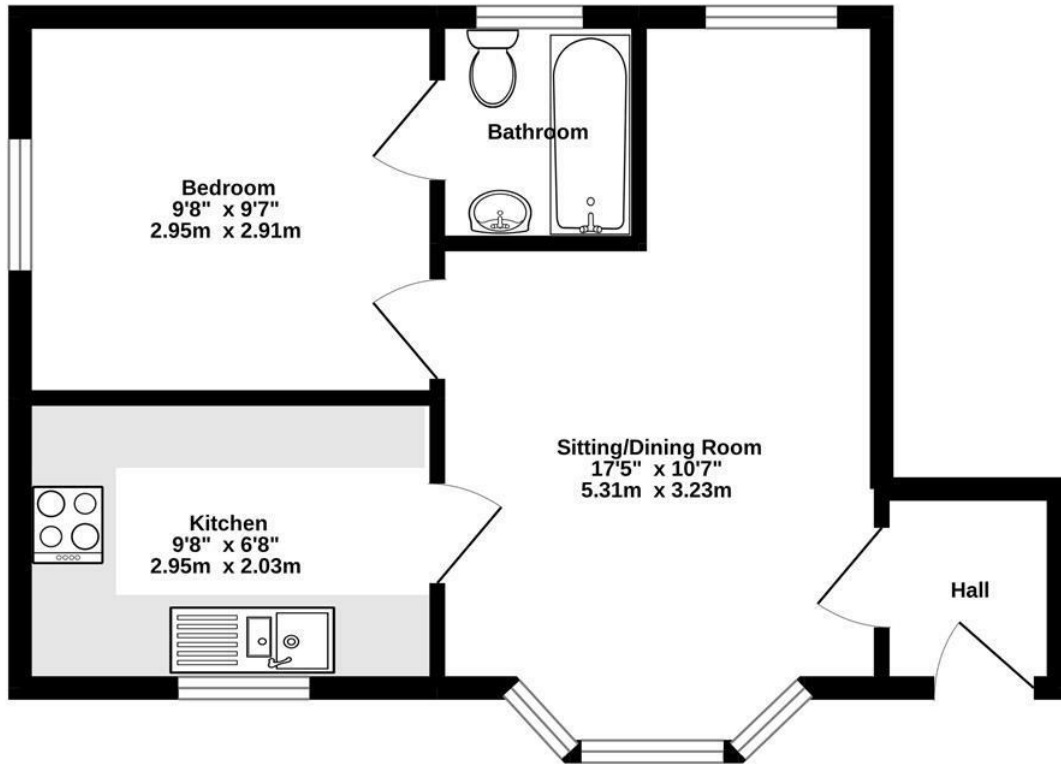
Features

- Fantastic Apartment
- One Double Bedroom
- Ideal For First Time Buyers or Investors
- Close To Shops & Amenities
- Close To The Railway Station
- Council Tax Band A
- EPC D65



FLOOR PLAN

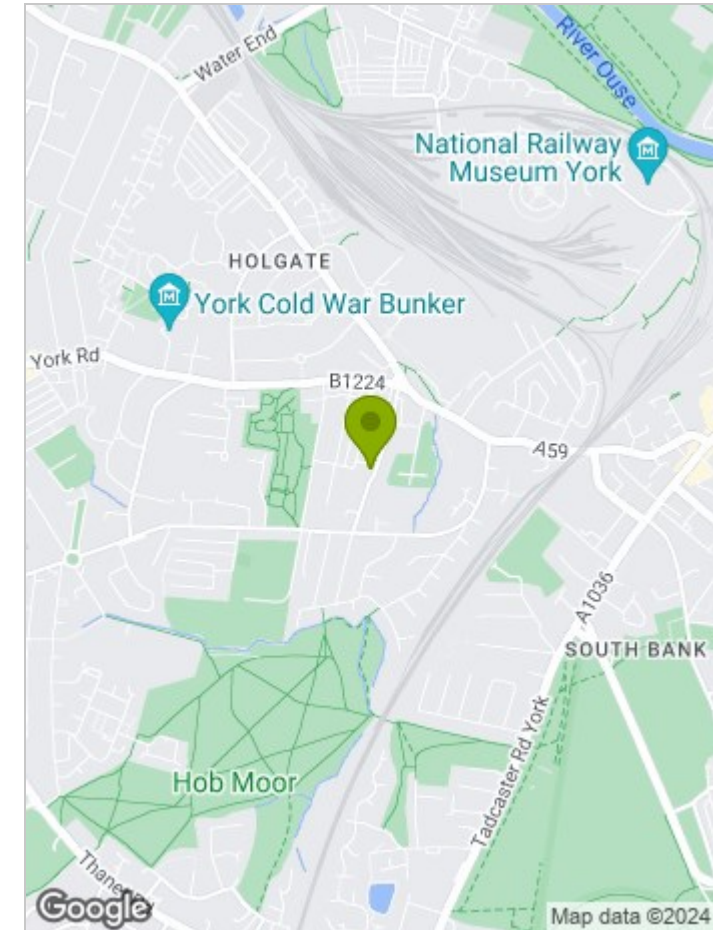
Ground Floor
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 398 sq.ft. (37.0 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			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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