





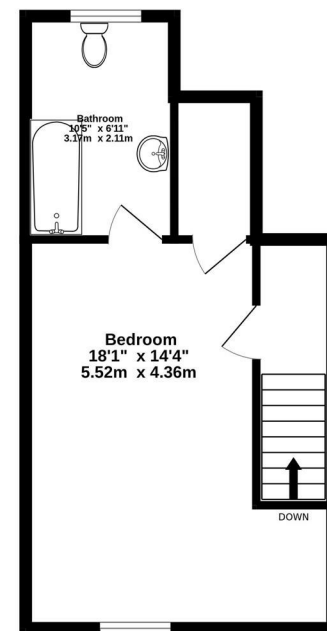
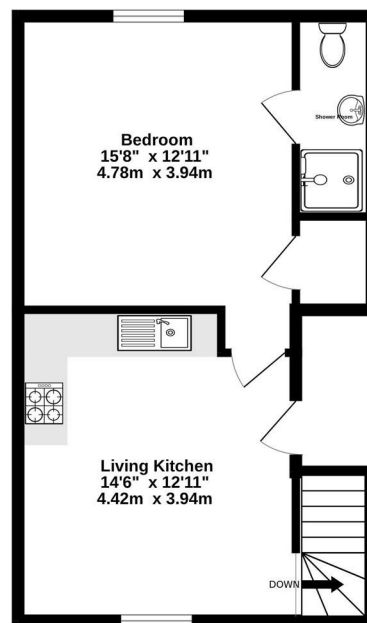


Flat 2 99 Nunnery Lane
York, YO23 1EQ
Guide Price £180,000

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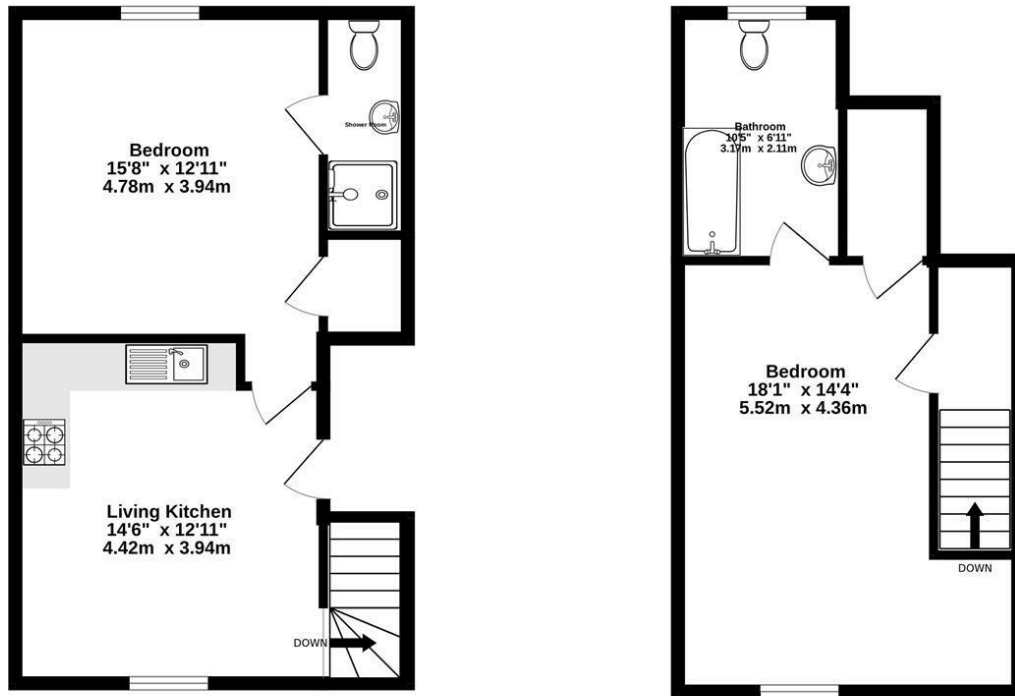
SUITABLE FOR INVESTMENT OR POSSIBLY A FIRST TIME BUYER.

A duplex 2 bedroom apartment set within this converted period property within a few minutes walk of the city centre and the railway station and just around the corner from the popular Bishy Road shopping parade. The property provides spacious living accommodation entered via a communal hallway and comprises open plan living kitchen, bedroom with en suite shower room/w.c., first floor landing, master bedroom with en suite bathroom/w.c.



FLOOR PLAN

Flat 2 1st/2nd Floor
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 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		
(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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