



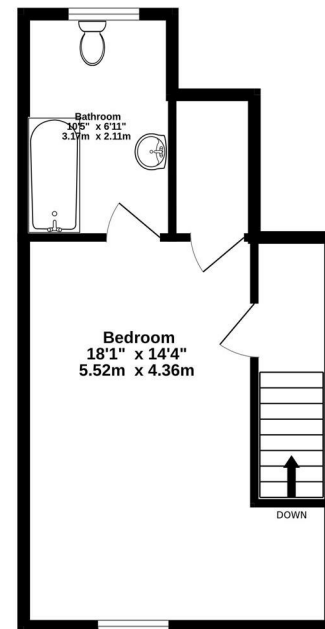
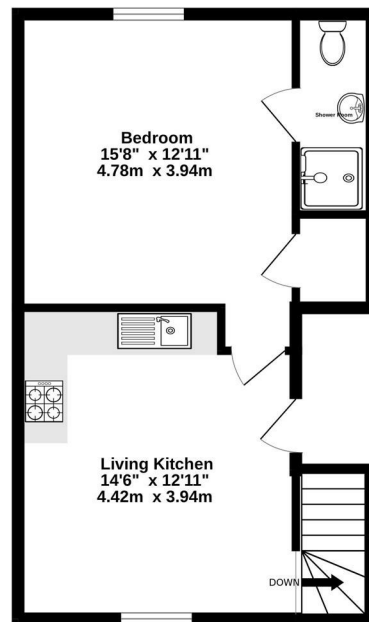


Flat 2 99 Nunnery Lane
York, YO23 1EQ
Guide Price £165,000

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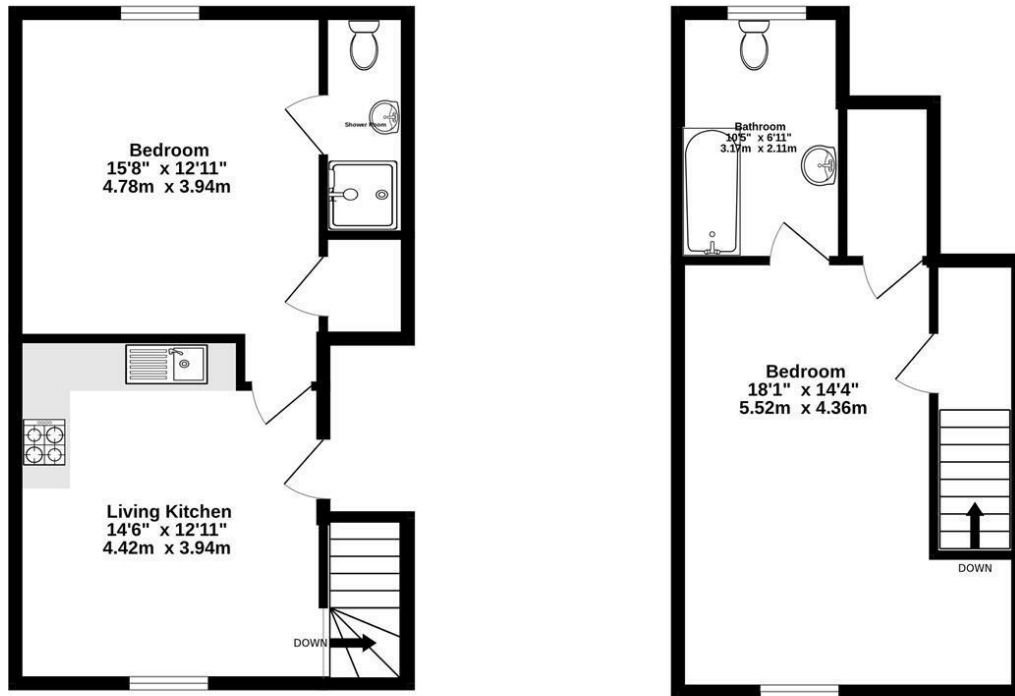
**SUITABLE FOR FIRST TIME BUYERS
AND INVESTMENT BUYERS ALIKE.**

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	

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.