



Flat 4, 99 Nunnery Lane
York, YO23 1EQ
£195,000

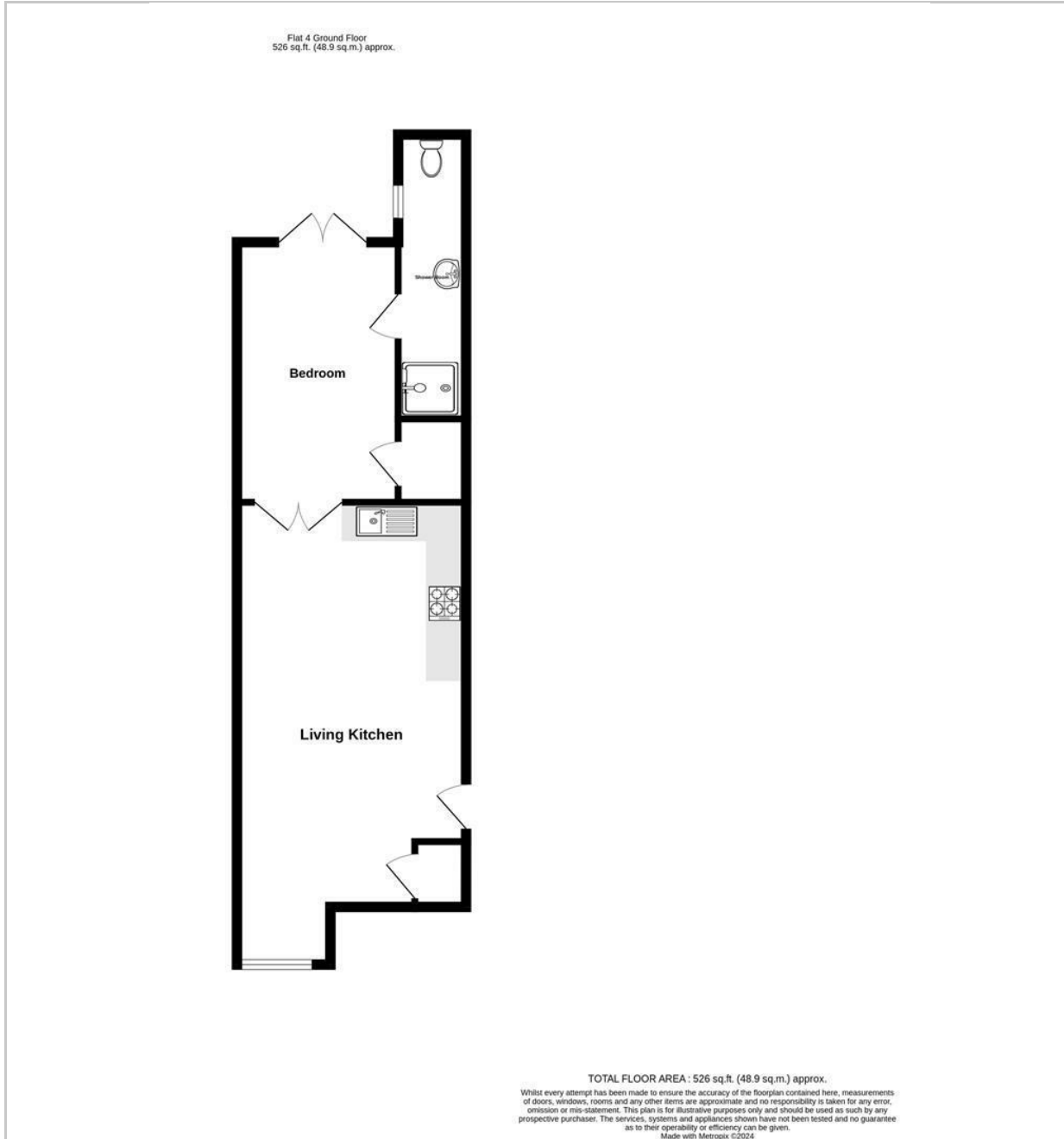
SUITABLE FOR INVESTMENT OR POSSIBLY A FIRST TIME BUYER.

A large 1 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.

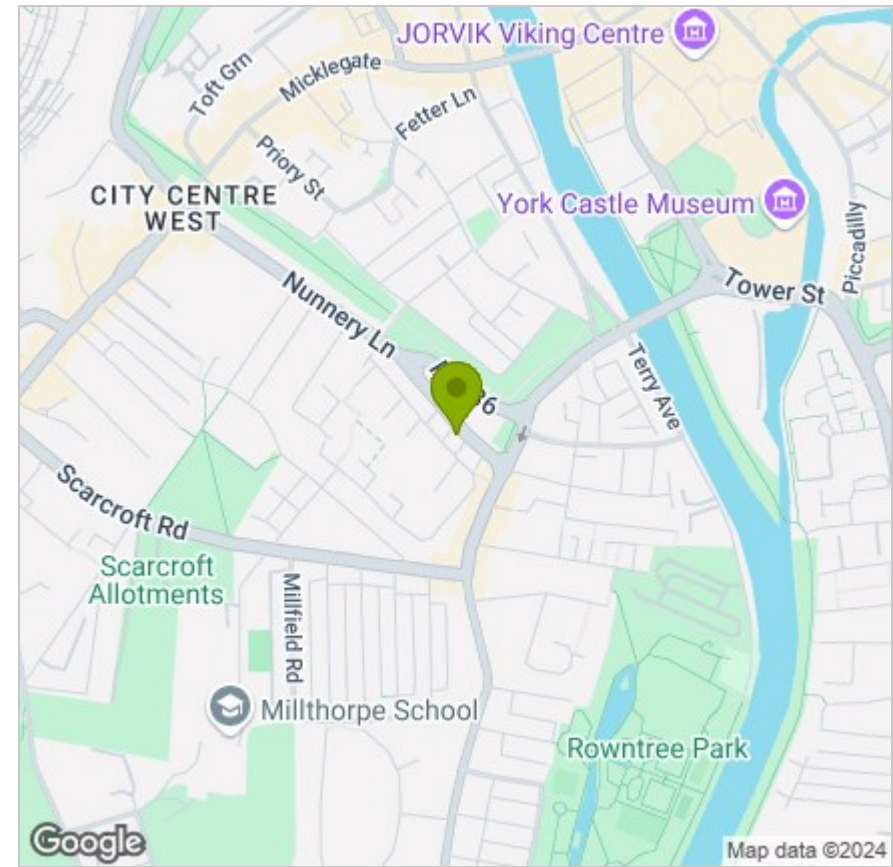
The property provides bright and well presented living accommodation comprising entrance hall, open plan living/dining room opening to a modern fully fitted kitchen, double doors lead to a large bedroom with access to a private courtyard and shower room/WC. Ideal investment property or first time purchase.



FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 75 |
| (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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