



Flat 4, 99 Nunnery Lane
York, YO23 1EQ
£175,000

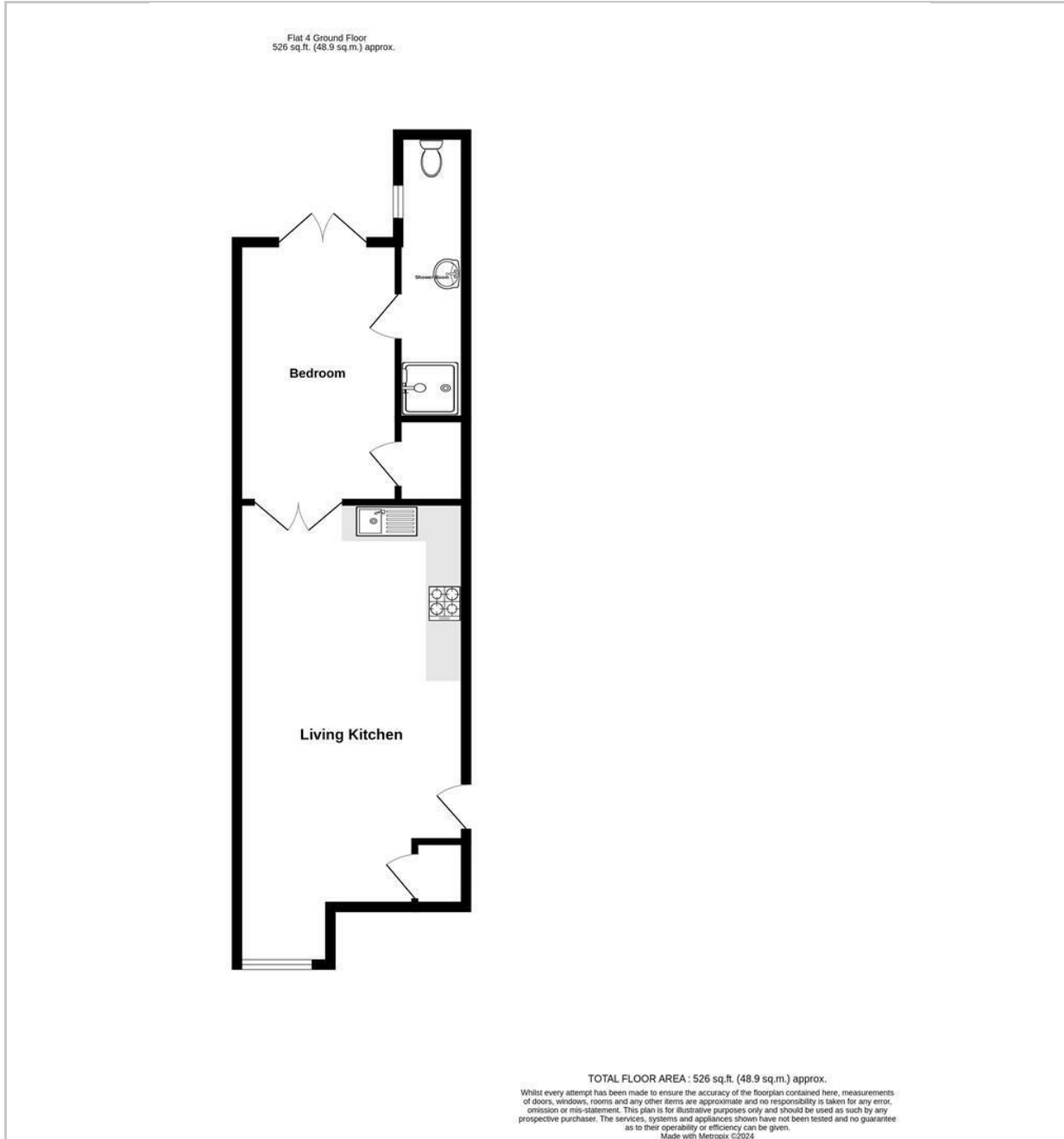
**SUITABLE FOR FIRST TIME BUYERS
AND INVESTMENT BUYERS ALIKE.**

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 first time purchase or investment property.



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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