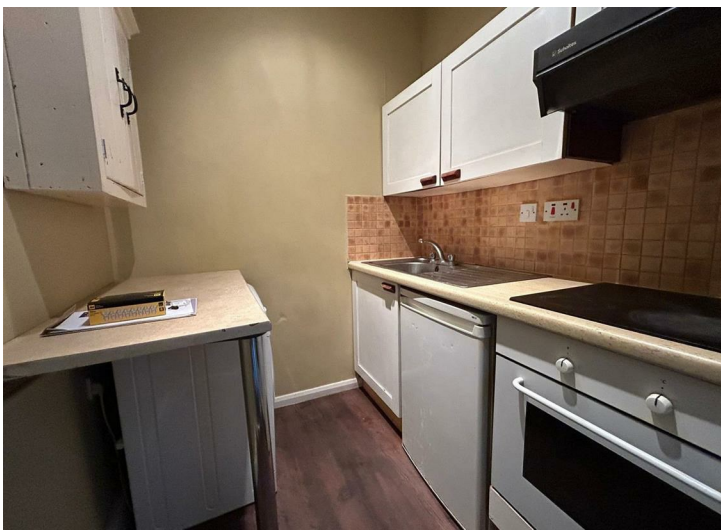




44a Fishergate, York, YO10 4AB

Guide Price £150,000



44a Fishergate, York, YO10 4AB

£150,000

A BIJOU ONE BEDROOM GROUND FLOOR MAISONETTE LOCATED MOMENTS FROM YORK'S HISTORIC CITY WALLS AND ITS MANY AMENITIES PLUS WITH THE EXTRA BENEFIT OF A DESIGNATED PARKING SPACE. Part of a small period building, this delightful property is sure to appeal to a range of buyers whether looking for a starter, investment or second home. Accessed via its own entrance it fully comprises entrance hallway, lounge/dining room, kitchen, bedroom and a three piece shower room. To the outside is a gated courtyard area and front forecourt, separate brick store and a designated parking space. An accompanied viewing is highly recommended. Further details on the lease and service charge can be provided.

Description

Private Entrance

Entrance door. Carpet. Door to:

Sitting Room

Slide sash bay window to front, storage cupboard, double radiator, TV point, power points. Carpet.

Kitchen

Fitted wall and base units, wall mounted gas combination boiler, space and plumbing for washing machine and appliances, stainless steel sink and draining board with mixer tap, power points. Vinyl flooring.

Bedroom

Slide sash window to side, storage cupboard, double radiator, power points. Carpet.

Shower Room

Windows to front and side, walk-in shower cubicle, wash hand basin, low level WC, double radiator. Carpet.

Outside

Front forecourt, side gated courtyard, brick store, small allocated yard and a designated parking space.

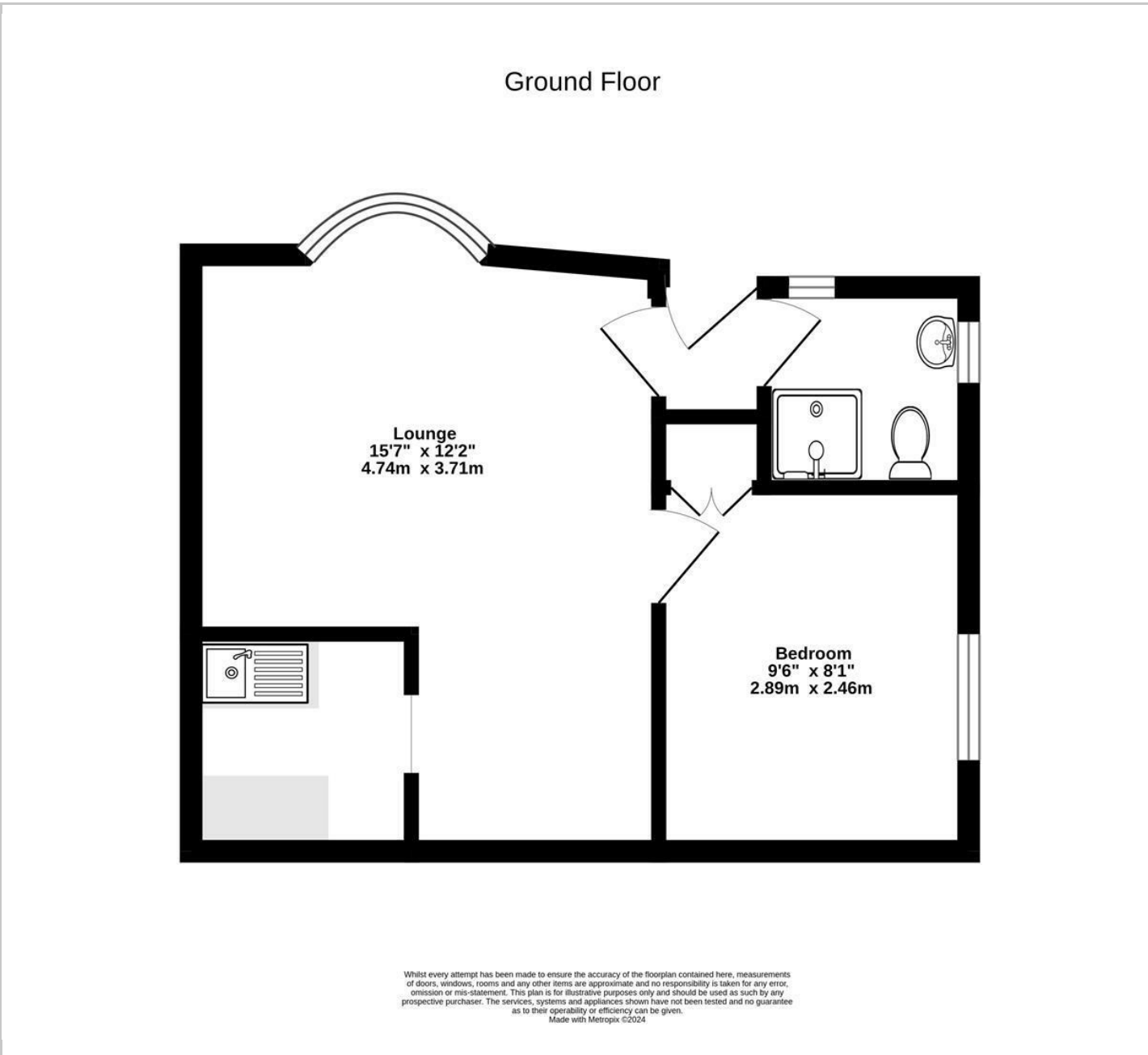
Lease/Service charge to be advised.

Features

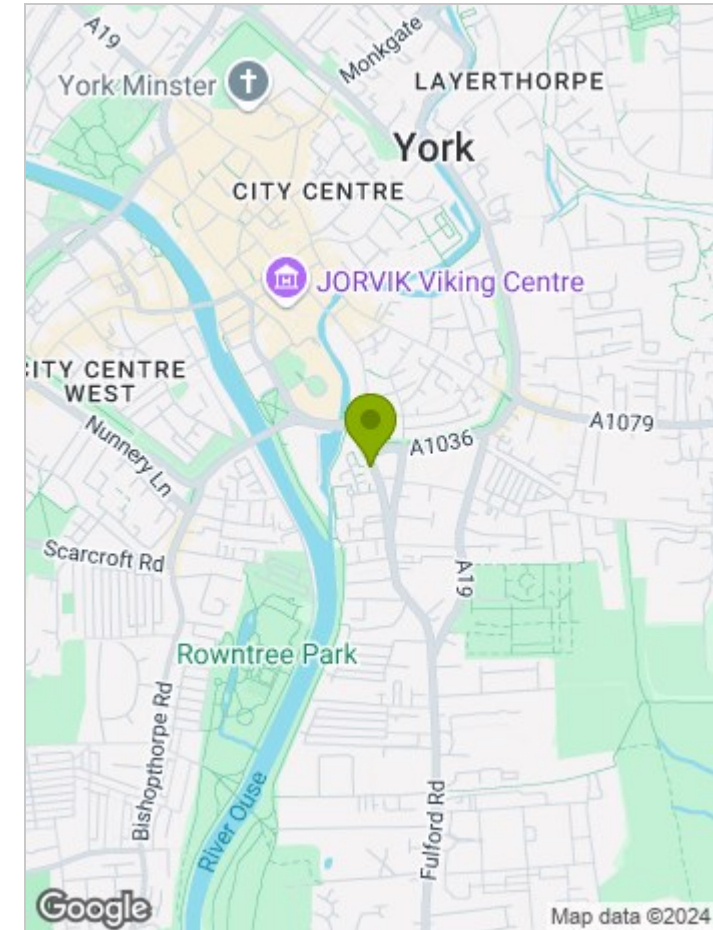
- Lovely One Bedroom Ground Floor Flat
- Central Location
- Walking Distance Of The City Centre
- Good Sized Sitting Room
- Courtyard To Rear
- Parking
- Council Tax Band A
- EPC D66



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Current rating: 66 (Yellow band D)
Potential rating: 77 (Green band C)

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.