



5 Ings Court Esk Drive, Poppleton Park, York, YO26 6RP


Guide Price £215,000

  
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- Offering large living space
- Modern fitted kitchen
- Master with en-suite shower room/wc
- Allocated car parking space and visitor spaces

## THE PROPERTY

A FANTASTIC LARGE TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH PRIVATE PARKING. Attractive and tastefully presented living accommodation comprises hall, large living room, modern fitted kitchen with integrated appliances, 2 double bedrooms (master having en suite shower room) plus further family bathroom/WC. To the outside is an allocated car parking space plus visitor spaces. An internal viewing is highly recommended.

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

## ACCOMMODATION

### Entrance Hall

**Living Room**  
14'11" x 13'7"

**Breakfast Kitchen**  
10'4" x 9'10"

**Master Bedroom**  
13'3" x 10'6"

### En Suite Shower Room

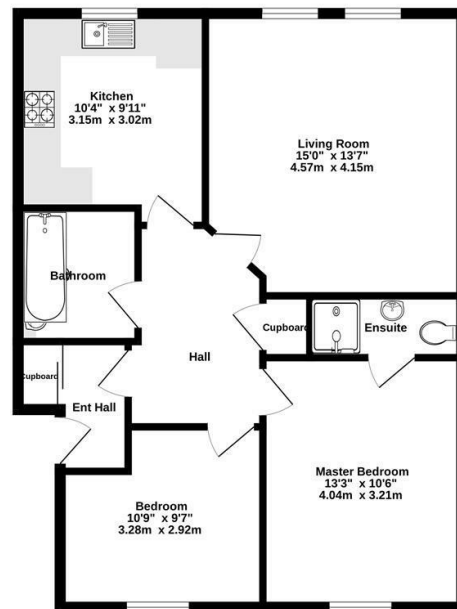
**Bedroom 2**  
10'9" x 9'6"

### Family Bathroom

### Outside

Allocated parking space plus Visitor spaces

Ground Floor  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given as to their operation or efficiency due to age.  
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