

NO ONWARD CHAIN. An impressive 2 bedroom apartment with parking just moments from York's historic city centre. Located on the 2nd floor of this purpose built development with easy access into York as well as many nearby shops and amenities, this well cared for property is sure to appeal to a range of buyers. Accessed via a shared communal hallway the bright and spacious living accommodation benefits from gas central heating and uPVC double glazing and fully comprises entrance hallway, 15ft lounge/dining room, fitted kitchen, 2 double bedrooms and a recently upgraded 3 piece house bathroom. To the outside are communal areas and a designated parking space as well as additional visitor spaces. An accompanied viewing is highly recommended.

# **Communal Hallway**

# **Entrance Hallway**

Entrance door, carpeted flooring, single panelled radiator, power points, storage cupboard

## **Lounge/Dining Room**

Large uPVC window to front with views over Fishergate, single panelled radiator, gas fire with surround, carpeted flooring, TV and power points

#### Kitchen

Fitted wall and base units with countertops, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, laminate flooring, power points

### **Bedroom 1**

uPVC window to rear, single panelled radiator, carpeted flooring, power points

#### **Bedroom 2**

uPVC window to rear, single panelled radiator, carpeted flooring, power points















# **House Bathroom**

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, towel radiator, extractor fan

# Outside

Secure storage areas, bin store, designated parking space.





## **LOCATION FLOOR PLAN** Skeldergate Hope 5 Tower St A1079 A1036 Kent St Heslington Rd A1036 Second Floor 650 sq.ft. (60.4 sq.m.) approx. 000 Rowntree Park Bedroom 1 Kitchen 13'1" x 10'2" 10'2" x 7'6" 4.00m x 3.09m 3.09m x 2.29m Sitting/Dining Room 15'2" x 13'6" 4.61m x 4.10m Bedroom 2 4.00m x 2.08m Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx (92 plus) A Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of docs, windows, scores and any other terms are approximate and no responsibility is taken for any error, or some of any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. 79 (69-80) 68 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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