



10 Ancess Walk off Nunnery Lane
, YO23 1BU
£210,000

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TWO DOUBLE BEDROOM APARTMENT SET IN THIS FANTASTIC CENTRAL LOCATION. Convenient for York city centre, Bishopthorpe Road shopping parade and the Railway Station. This spacious second floor apartment is sure to be of interest to either an investor or first time buyer. This bright and spacious home is entered via a communal hallway with stairs to all floors, private entrance hall, 14' lounge with sliding doors out to the balcony, dining kitchen with fitted units and pantry, two double size bedrooms (smallest 14' x 10'5"), modern bathroom suite and separate WC. To the outside is a useful external storage shed. **AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.**

Entrance Hallway

uPVC entrance door, laminate flooring, double panelled radiator, large storage cupboard and power points

Lounge

Double glazed window to side, sliding doors onto Balcony, double panelled radiator, carpeted floors, power points

Kitchen/Dining Room

uPVC glazed windows to front and side, fitted wall and base units with countertop, sink and draining board, fitted gas hob and electric oven, space and plumbing for appliances, extractor fan, power points, double panelled radiator, tiled flooring

Bedroom 1

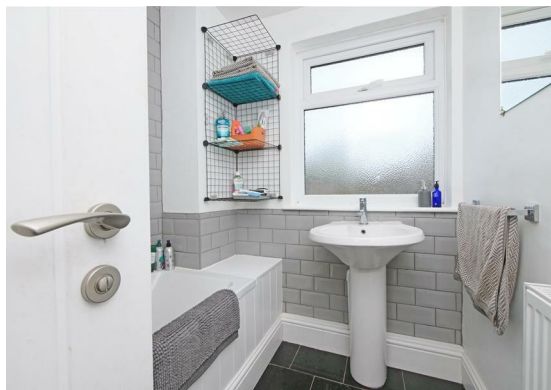
uPVC window to rear, fitted wardrobes, double panelled radiator, carpeted flooring, power points

Bedroom 2

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

Bathroom

Opaque window to front, panelled bath with mains shower head over, wash hand basin, tiled flooring, part tiled walls, double panelled radiator, extractor fan



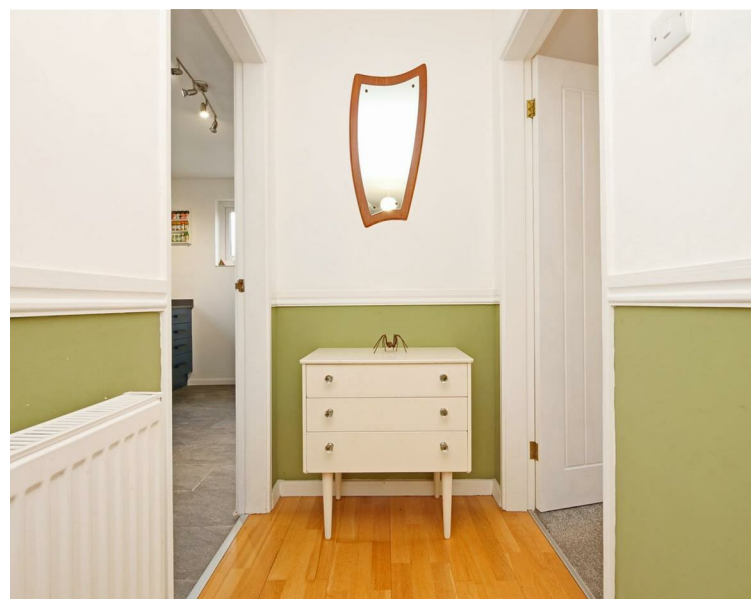
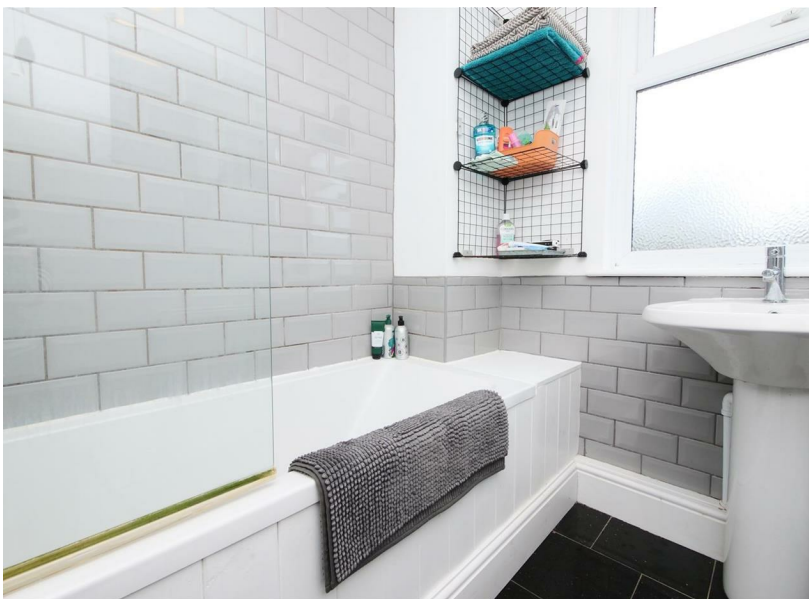


WC

Opaque window to front, low level WC, tiled flooring

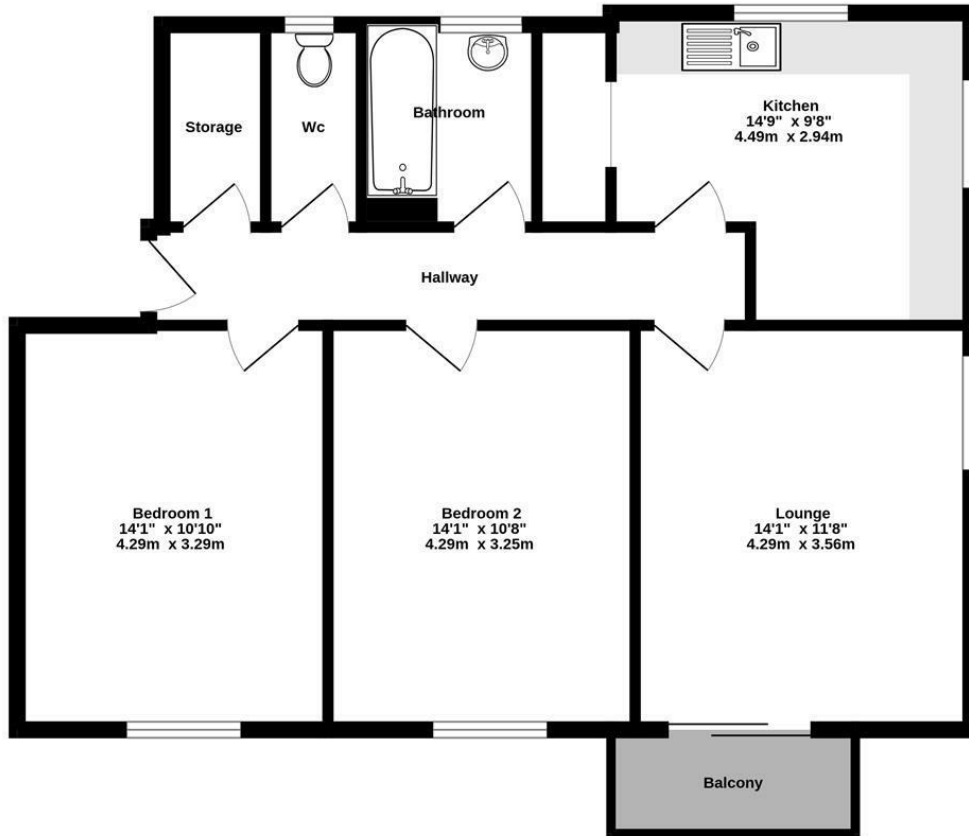
Outside

Communal areas with brick bicycle store and communal bin storage. Lease service charges TBA



FLOOR PLAN

Second Floor
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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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