



19 Cardinal Court Bishophill Junior  
York, YO1 6ES

Guide Price £250,000





**NO ONWARD CHAIN, CITY CENTRE LOCATION.** A fabulous first floor apartment located within this impressive over 60's development, Cardinal Court is a recently built complex of high quality homes, benefiting from social areas and community facilities as well as being within the City walls and nearby Micklegate. Access via a secure and welcoming hall way with lifts to all floors including external terrace, the property comprises; entrance hall, 19ft lounge/dining room, fully fitted kitchen, large bedroom with walk-in wardrobe, 3 piece shower room and useful utility cupboard. The property also boasts a 'Juliet' balcony which overlooks the rear and communal gardens. An accompanied viewing is highly recommended.

### Entrance Hallway

Entrance door, electric heater, carpeted flooring, power points

### Lounge/Dining Room

Juliet balcony and window to rear, wall mounted electric heater, carpeted flooring, TV and power points, internet access

### Kitchen

Double glazed window to rear, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, tiled flooring, eye level oven, built-in microwave and fridge/freezer, power points

### Bedroom

Double glazed window to rear, electric heater, low level WC, carpeted flooring, large walk-in wardrobe with lighting, power points

### Shower Room

Large walk-in shower cubicle, towel radiator, low level WC, wash hand basin, part tiled walls, extractor fan, tiled flooring, utility cupboard, plumbing for washing machine, heater and storage area

### Lease and Service Charge

To be advised

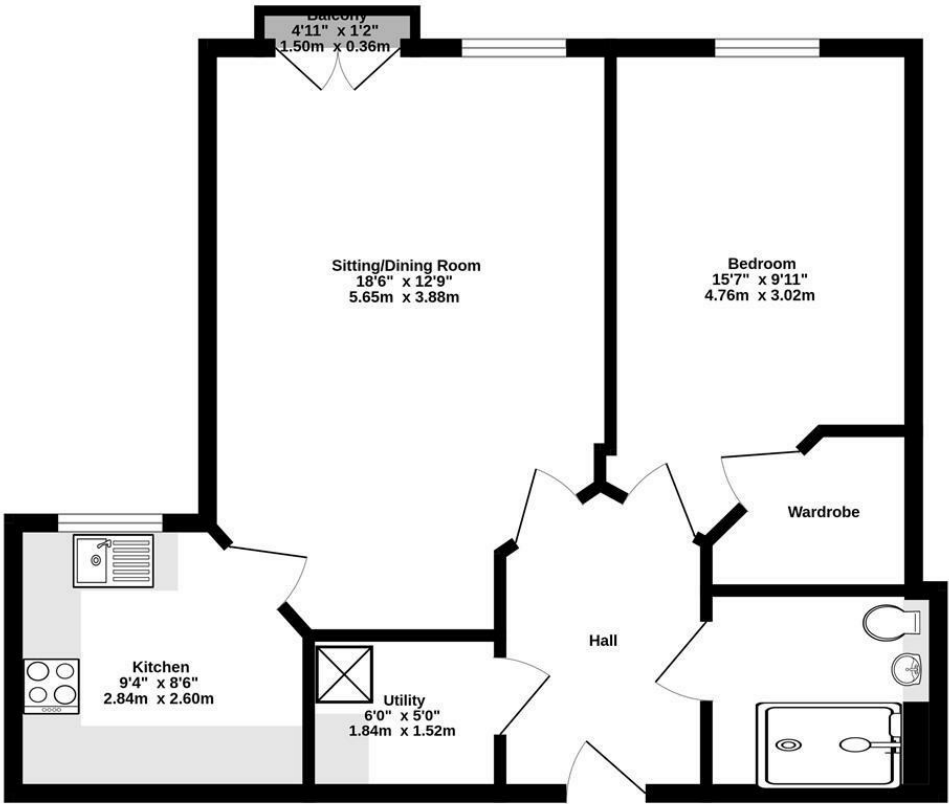






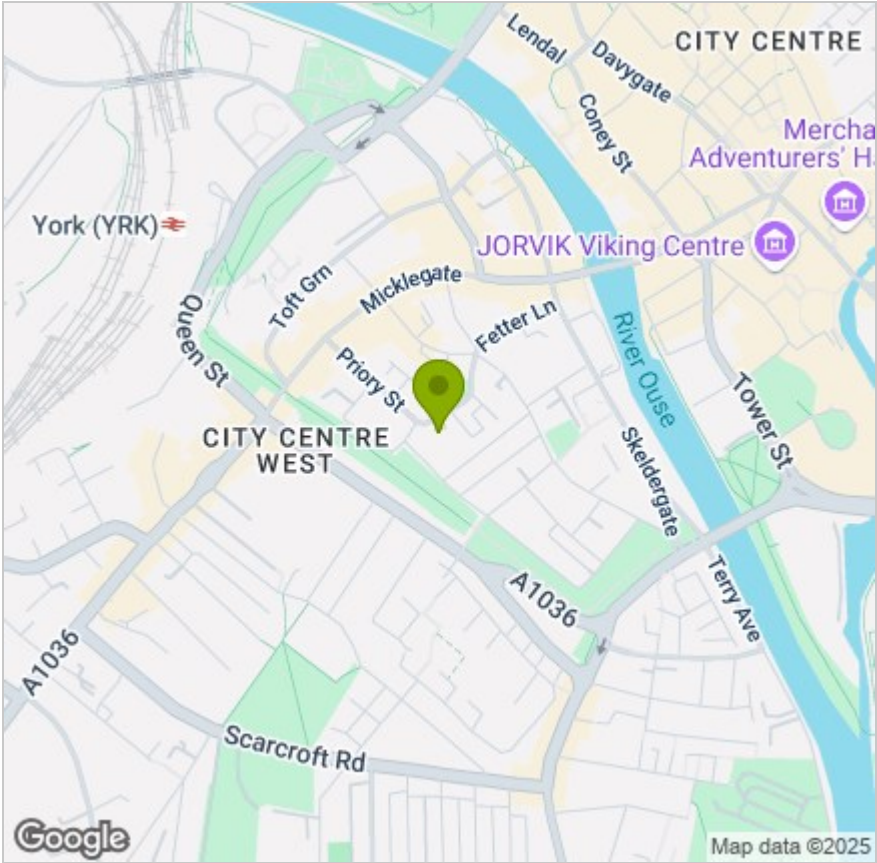
FLOOR PLAN

First Floor  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 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) <b>A</b>		
(81-91) <b>B</b>	79	79
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.