



Flat 5 De Little Court Vine Street
York, YO23 1DA
Guide Price £235,000

 2  1  1  B

NO FORWARD CHAIN - TWO DOUBLE BEDROOMS - PARKING - A good size two bedroom first floor apartment moments away from Bishopthorpe Road shopping parade and a short walk to York's historic city centre, railway station and Rowntree Park. This well maintained property is ready to move into and would easily suit an owner occupier or investor. Access via a communal hall way the bright airy living accommodation comprises entrance hall, lounge/dining room with Juliet balcony, fitted kitchen, two double bedrooms and three piece house bathroom suite. To the outside a designated parking space within a secure carpark as well as a bin/bike store. The property achieves an EPC rating of 'B' and has uPVC double glazing throughout. An internal viewing is highly recommended.

Entrance Hallway

Entrance door, laminate flooring, power points, electric radiator, cupboard with water cylinder

Kitchen

Fitted wall and base units with countertop, one and a half sink with draining board and mixer tap, built-in electric oven and hob, space and plumbing for appliances, recessed spotlights, laminate flooring, power points

Lounge/Dining Room

uPVC French door to Juliet balcony, electric radiator, laminate flooring, TV and power points

Bedroom 1

uPVC window to rear, electric radiator, carpeted flooring, power points

Bedroom 2

uPVC window to rear, electric radiator, carpeted flooring, power points



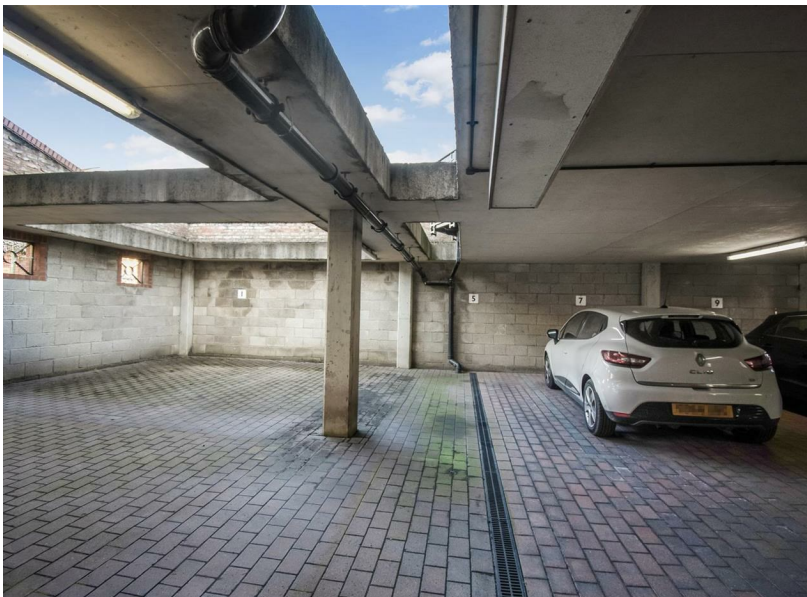


Bathroom

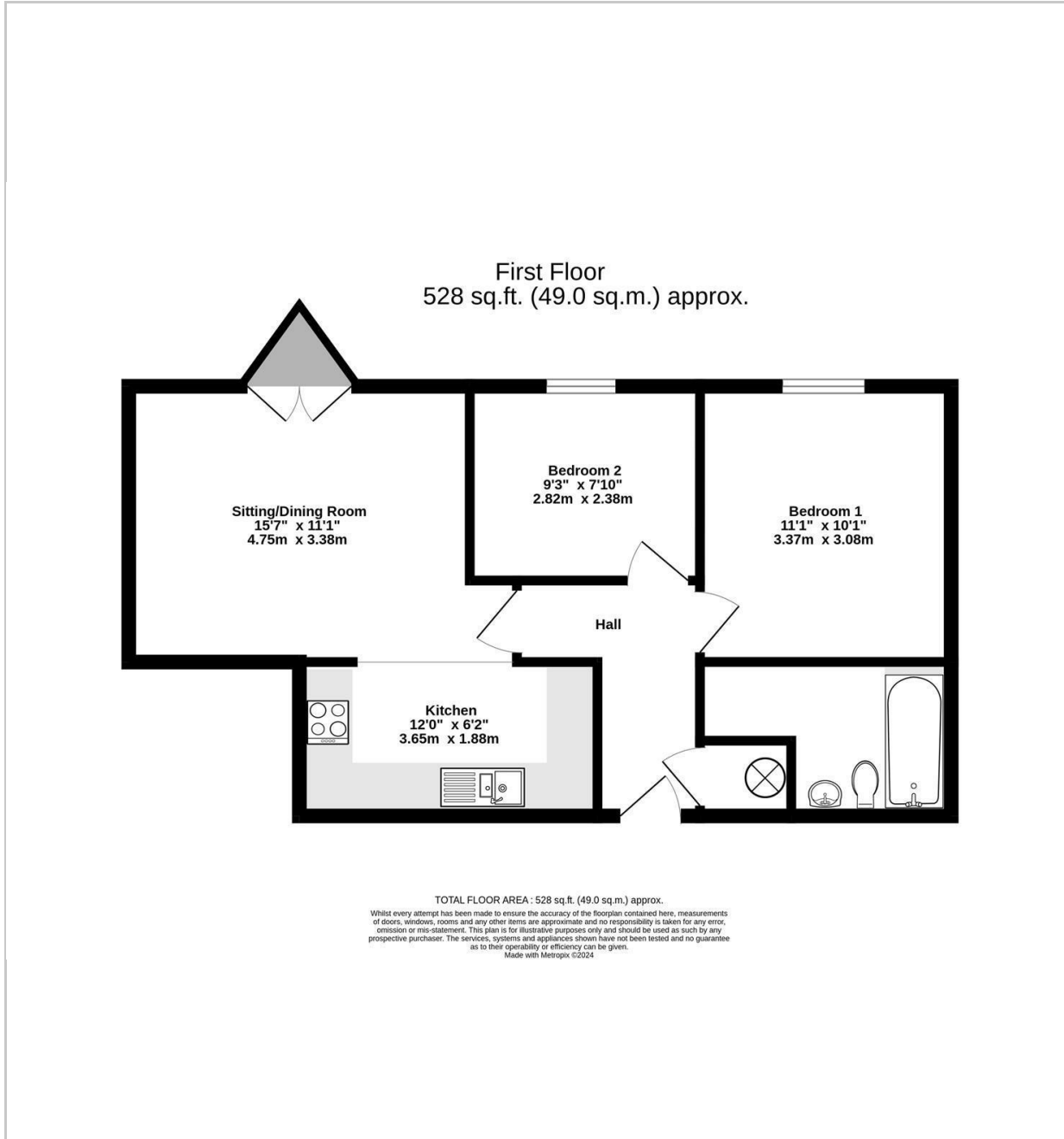
Panelled bath with mixer shower head over, low level WC, wash hand basin, part tiled walls, tiled flooring, towel radiator, extractor fan, recessed spotlights, wall mounted heater

Outside

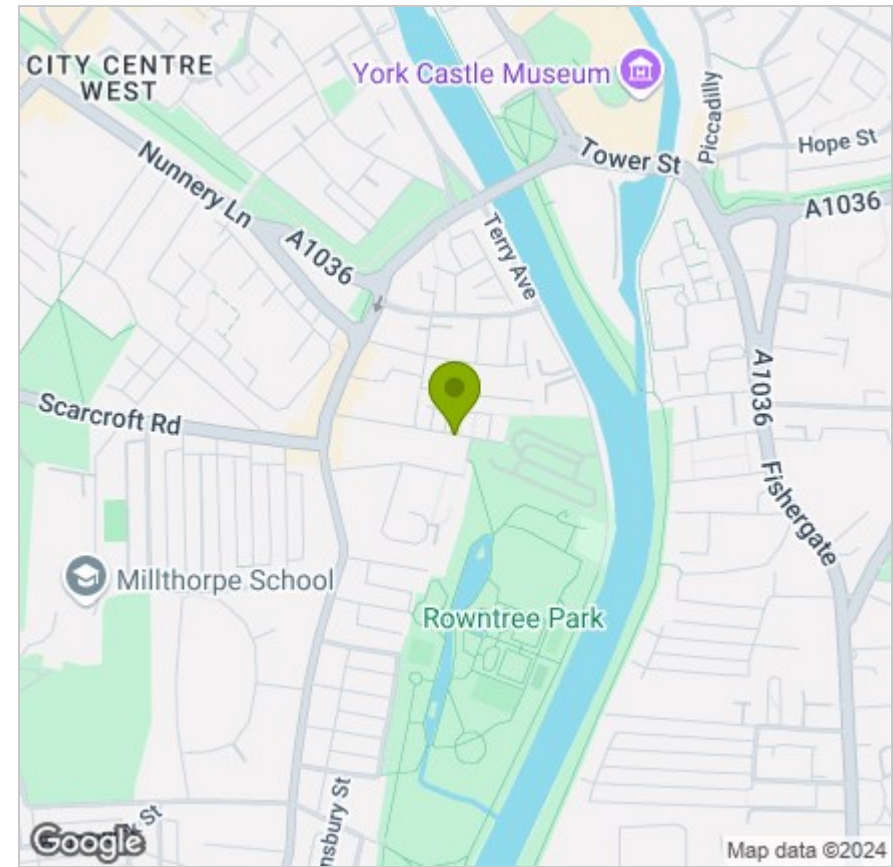
Communal hallway, designated parking space, bike and bin store. Lease service charges to be advised



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(69-80) C			
(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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