

Available Now.

This stunning and spacious 2 bed flat is located right in York City Centre, just by the River Foss. The central location provides many perks, such as easy access to a host of local amenities and attractions while also providing many bus and transport routes, guiding you around the local area.

As you enter the flat, the lovely entrance hall leads you to a spacious and modern kitchen diner with white goods including fridge, freezer and dishwasher. A utility room with washer dryer and a separate WC are also available.

Moving round the flat, you're greeted by two, large double bedrooms, both benefiting from their own en-suites and storage cupboards.

Featuring underfloor heating and fully furnished to a very high standard. Secure, off-street designated parking is available.

EPC C Council Tax Band E



















## **FLOOR PLAN LOCATION** Ground Floor 918 sq.ft. (85.3 sq.m.) approx. CITY CENTRE Foss Islands Rd JORVIK Viking Centre ower Foss The York Dungeon York Castle Museum Piccadilly Hope 5 Tower St Kitchen/Diner 24'9" x 20'1" A1036 7.54m x 6.13m Kent St Heslington Rd A1036 Bedroom 13'8" x 10'7" 4.16m x 3.22m Coools Map data @2025 Entrance Hall **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** Bedroom (92 plus) A 17'5" x 11'2" 5.30m x 3.39m Ensuite 74 74 7 11" × 4'7" 2.41m × 1.41m (69-80) (55-68) (39-54) (21-38) G

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.

TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other items are approximate and on responsibility better the present of the pres

Not energy efficient - higher running costs

**England & Wales** 

**EU Directive** 

2002/91/EC