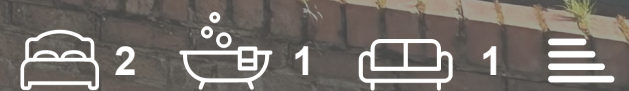




13 Swann Street
York, YO23 1AF
Guide Price £140,000



A FIRST FLOOR 1/2 BEDROOM FIRST FLOOR APARTMENT SET IN THIS POPULAR LOCATION JUST OUTSIDE THE CITY WALLS AND EASY WALKING DISTANCE TO THE RAILWAY STATION AND THE CITY CENTRE. The property has the benefit of gas central heating and double glazing and comprises entrance hall, lounge opening to dining room/bedroom 2, good sized fitted kitchen, double sized bedroom and bathroom/w.c. External store.

Hallway

Lounge

17 x 10'5 (5.18m x 3.18m)

Dining Room

10'5 x 7'3 (3.18m x 2.21m)

Kitchen

8'10 x 8'8 (2.69m x 2.64m)

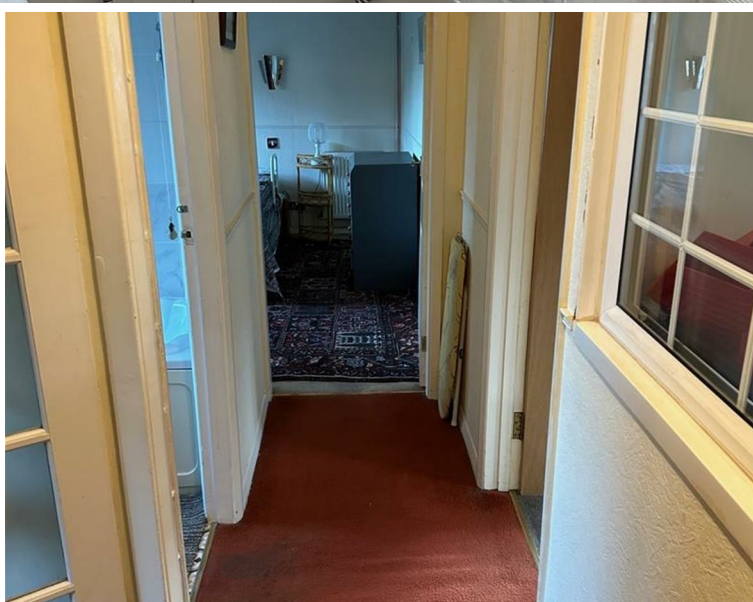
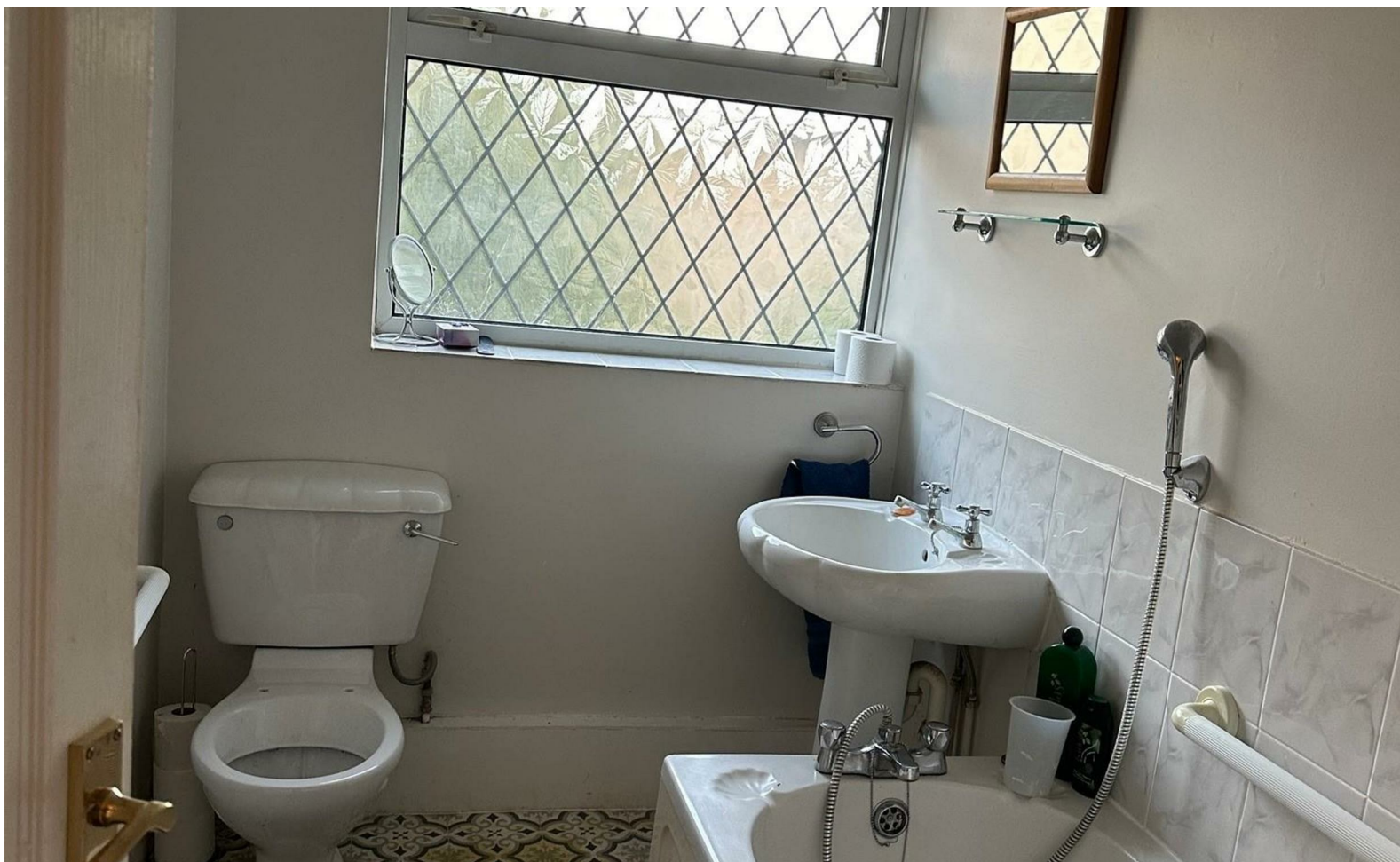
Bedroom

11'10 x 11'8 (3.61m x 3.56m)

Bathroom

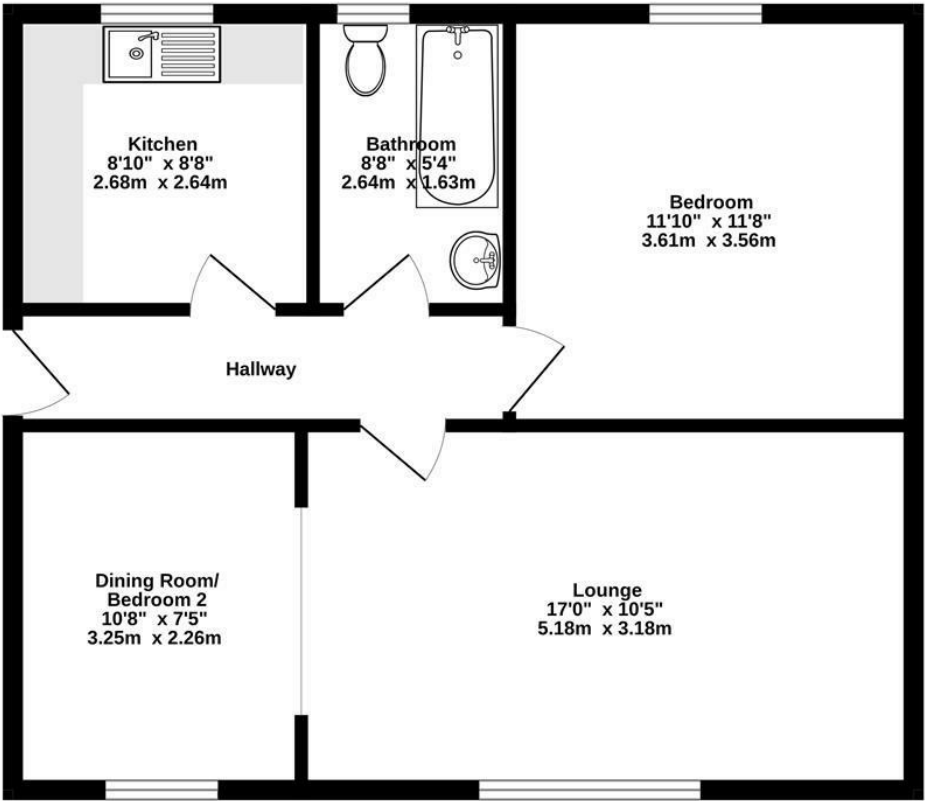
8'7 x 5'3 (2.62m x 1.60m)





FLOOR PLAN

Ground Floor
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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		
(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	

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.