



4 Strand House Piccadilly Plaza Piccadilly
York, YO1 9QY

Guide Price £159,995



A 1 BEDROOM GROUND FLOOR APARTMENT WITH A SECURE DESIGNATED CAR PARKING SPACE IN THIS CENTRAL LOCATION WITH YORK'S MANY CITY CENTRE AMENITIES ON YOUR DOOR STEP. Set within the Piccadilly Plaza development and offering securely gated entry into both the site and property, this apartment offers quaint and peaceful living accommodation perfect for professionals or investors. Internally the property benefits from a spacious entrance hall with separate storage cupboard, large living/dining room with doors looking onto the communal garden area, good sized kitchen with fitted units and integral appliances, double bedroom with views over the communal gardens and a bathroom with modern three piece suite. To the outside is secure garage parking - designated space, communal bike and bin storage areas.

Entrance Hallway

Entrance door. Doors to

Lounge/Dining Room

15'8" x 9'6" (4.78m x 2.92m)

Spacious reception room with doors leading out to the communal courtyard. Opening to

Kitchen

7'8" x 6'5" (2.35m x 1.97m)

Modern fitted units comprising base and wall units, work surfaces, built in oven and hob.

Bedroom

11'0" x 8'5" (3.36m x 2.57m)

Good sized double bedroom with window to rear

Bathroom

Three piece suite in white comprising panelled bath with shower above, wash hand basin, WC

Lease/Service Charge

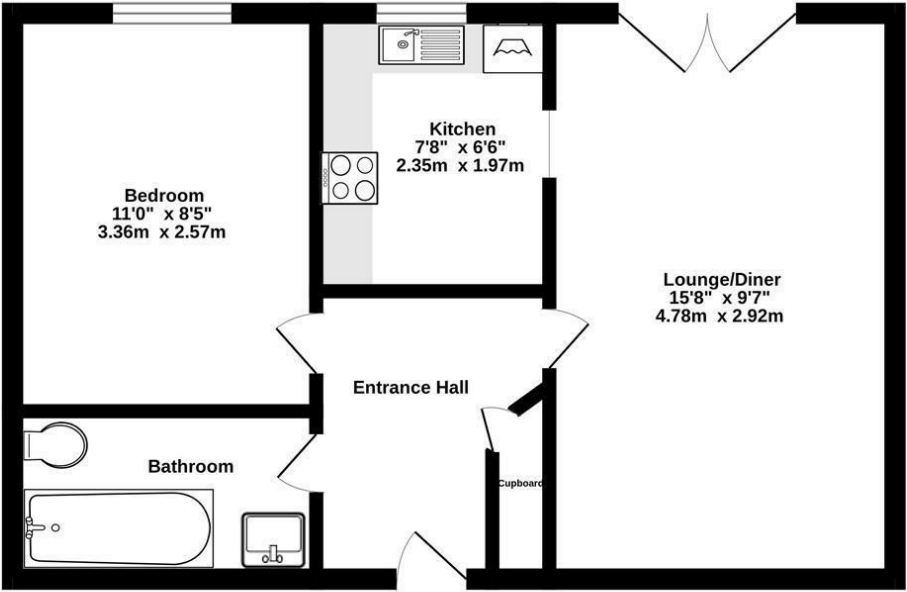
To be advised





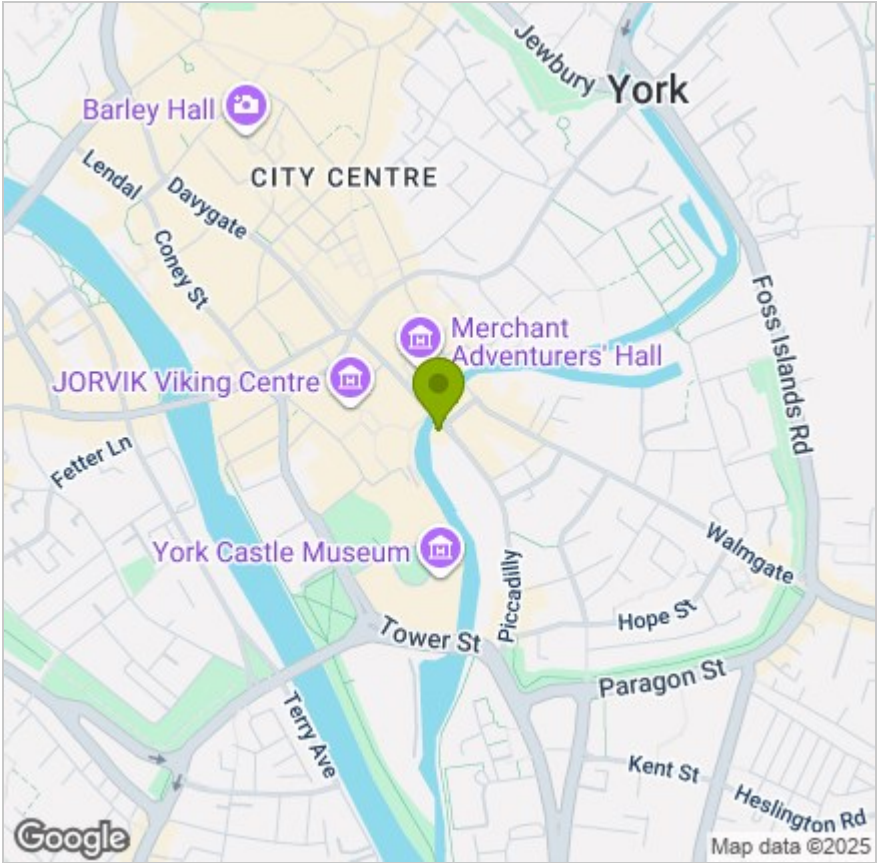
FLOOR PLAN

Ground Floor
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 384 sq.ft. (35.7 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	82	83
(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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