



Flat 4 George Cayley Drive

York, YO30 4XE

Guide Price £180,000



LARGE TWO BEDROOM, TWO BATHROOM APARTMENT WITH TWO PARKING SPACES AND BALCONY - Churchills Estate Agents are delighted to offer for sale this superb first floor apartment set within this exclusive development, convenient for Clifton Moor Retail Park, York outer ring road and within good transport links into the historic city centre and further afield. Maintained to a very high standard as well having 750sq ft of internal space, the bright and airy living accommodation comprises communal hallway with secure intercom system, entrance hall with storage cupboards, modern open plan living kitchen with French doors onto balcony, two double bedrooms, three piece bathroom suite and a separate shower room. To the outside is a bin/bike store and two designated parking spaces. An internal viewing of this impressive property is highly recommended.

Communal Entrance

Secure entrance. Stairs to first floor.

Entrance Hall

Entrance door, storage cupboard housing hot water cylinder. Laminate flooring.

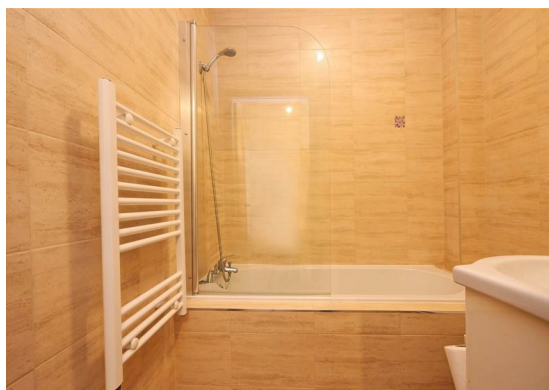
Bathroom

Bath with shower over, low level WC, wash hand basin, towel radiator, tiled walls extractor fan. Tiled flooring.

Kitchen Area

13'7 x 8'9 (4.14m x 2.67m)

Range of fitted base units with counter tops, one and a half stainless steel sink and draining board with mixer tap, built in oven and hob with cooker hood, integrated fridge and washing machine, wall mounted electric heater, power points. Laminate flooring.





Sitting/Dining Room

17'6 x 13'7 (5.33m x 4.14m)

uPVC French doors out on to a lovely decked balcony, TV points, power points, wall mounted electric heater. Laminate flooring.

Inner Hallway

Laminate flooring. Door to;

Bedroom 1

14'1 x 13'10 (4.29m x 4.22m)

uPVC double glazed window to rear and two further windows to side, power points, wall mounted electric heater. Laminate flooring.

Bedroom 2

10'11 x 10'6 (3.33m x 3.20m)

uPVC double glazed window to rear, wall mounted electric heater, power points. Laminate flooring.

Shower Room

Walk-in shower cubicle, low level WC, wash hand basin, towel radiator, tiled walls extractor fan.

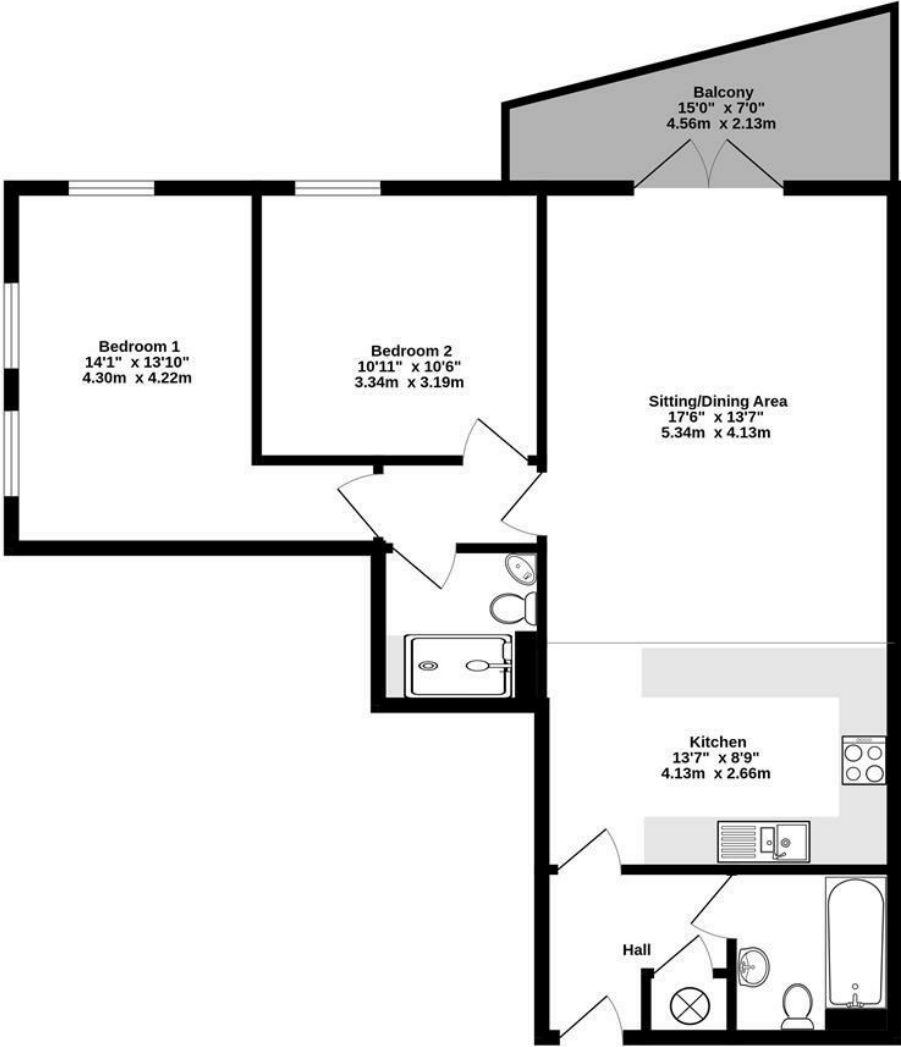
Outside

Two allocated parking spaces. Visitor parking, communal gardens and secure bin/bike store.



FLOOR PLAN

First Floor
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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	67	67
(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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