



25 Woodsmill Quay

York, YO1 6DX

Guide Price £180,000



A SUPERB 1 BEDROOM FIRST FLOOR APARTMENT SET WITHIN THIS SOUGHT AFTER RIVERSIDE DEVELOPMENT WITH YORK'S MANY CITY CENTRE AMENITIES WITHIN A SHORT WALK. The property is entered via a secure communal hallway and comprises entrance hall, lounge/dining room, good sized kitchen complete with integrated white goods including fridge/freezer, washing machine, oven/hob and dishwasher, double bedroom and bathroom. An internal viewing is recommended

Entrance Hall

Entrance door. Doors to

Lounge/Dining Room

13'5 x 10'6 (4.09m x 3.20m)

Window to rear, opening to

Kitchen

10'6 x 7'11 (3.20m x 2.41m)

Modern fitted units including built in oven and hob

Bedroom

12'3 x 9'9 (3.73m x 2.97m)

Window to rear

Bathroom

7'3 x 6'2 (2.21m x 1.88m)

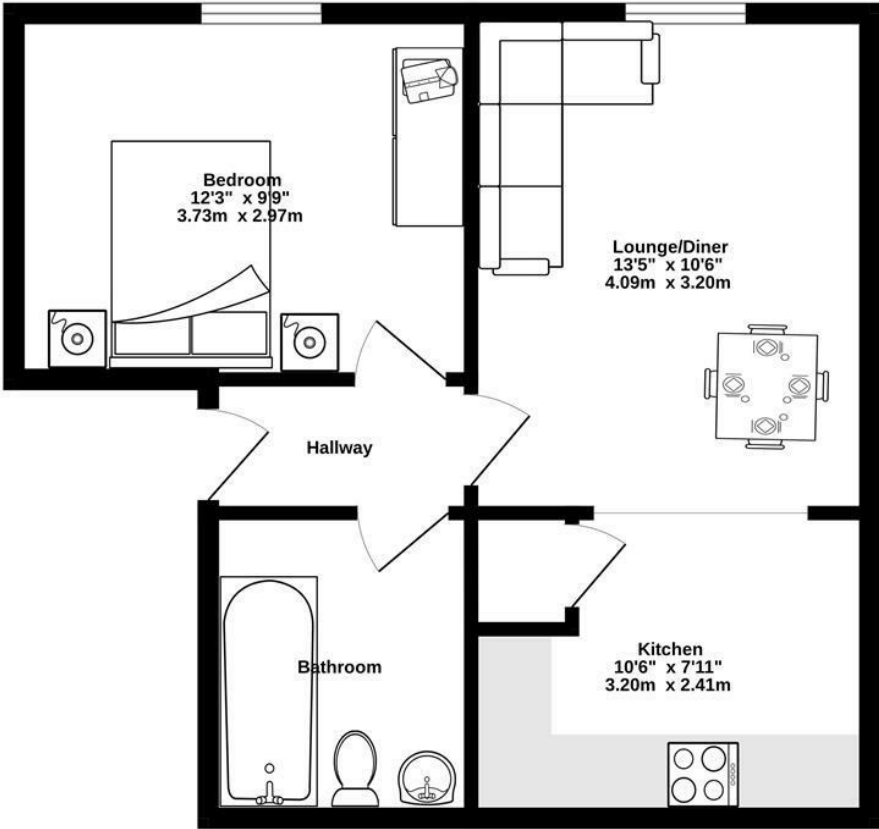
Modern three piece bathroom suite





FLOOR PLAN

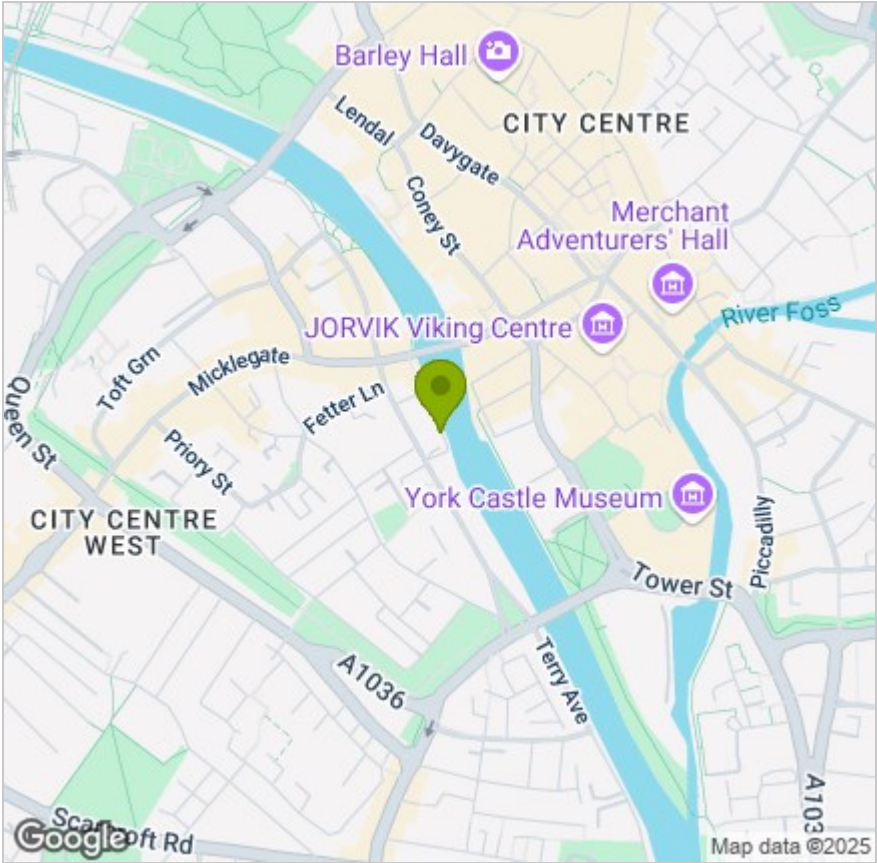
Ground Floor
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 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		85
(81-91) B		
(69-80) C	69	
(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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