

AVAILABLE NOW!

Located just off Scarcroft Road, this recently redecorated ground floor apartment is within walking distance of the ever-popular Bishopthorpe Road and York City Centre! With a host of transport links available this property is in a highly sought after location.

This unfurnished property comprises an entrance hall with original tile flooring, leading you to two spacious bedrooms hosting plenty of natural light and lovely feature fireplaces.

As you move through the property, you're greeted by a living/dining area including a rustic, built in storage cupboard shortly followed by a lovely kitchen with adjoining bathroom.

Externally, you will find a quaint, private courtyard.

EPC Rating C Council Tax Band A No pets















FLOOR PLAN LOCATION CITY CENTRE Ground Floor WEST 600 sq.ft. (55.7 sq.m.) approx. Nunnery Ln 459 Dalton Terrace 2.01m x 1.87m Appermarie ! Scarcroft Rd Kitchen 10'7" x 6'7" 3.22m x 2.01m Millfield Rd Millthorpe School SOUTH BANK Lounge/Diner 12'8" x 8'4" .87m x 2.54m Bedroom 2 14'0" × 10'0" 4.27m x 3.04m S Bank Ave Brunswick St **Entrance Hall** Queen Victoria St Map data @2025 **Energy Efficiency Rating** Potential Bedroom 1 Very energy efficient - lower running costs 14'4" x 13'7" 4.37m x 4.14m **EPC** (92 plus) A 74 (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.

Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC

TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of abors, windows, rooms and any other term are approximate and to responsible you are of a proper term and the properties of the prope