

A 2 BEDROOM COTTAGE WITH VIEWS ACROSS THE CITY WALLS TOWARDS THE MINSTER SET IN THIS CENTRAL LOCATION ON A SHORT WALK TO YORK'S MANY CITY CENTRE AMENITIES. The property is being sold with a protected tenancy which currently has an annual income of £9,000. The property is unique in this central location with allocated car parking space and comprises of first floor lounge/diner and kitchen and 2 bedrooms and bathroom to the ground floor.

Sitting/Dining Room 22'8" x 8'9" (6.91m x 2.67m)

Kitchen

13'6" x 8'9" (4.13m x 2.67)

Bedroom 1

13'2" x 8'9" (4.03m x 2.67m)

Bedroom 2

10'8" x 8'9" (3.26m x 2.67m)



















FLOOR PLAN LOCATION igginton Rd 1st Floor 305 sq.ft. (28.3 sq.m.) approx. Ground Floor 307 sq.ft. (28.6 sq.m.) approx. BOOTHAM 6.91m x 2.67m Bedroom 1 13'3" x 8'9" York Minster 1 Museum Gardens Barley Hall CITY CENTRE Coords Map data @2025 **Energy Efficiency Rating** Kitchen Bedroom 2 10'8" x 8'9" Potential Very energy efficient - lower running costs **EPC** 3.26m x 2.67m (92 plus) A 87 (69-80) (55-68) 52 (39-54)

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.

TOTAL FLOOR AREA: 612 sq.ft. (56.9 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the Borptan contained here, measurements of doors, windows, rooms and any other learn are approximate and on inspirability all seam for any error, and any other learn are approximate and on inspirability all seam for any error, prospective purchaser. The services, systems and againsness shown have not been tested and no guarantee as to their operability or efficiency can be given.

As to their operability or efficiency can be given.

(21-38)

Not energy efficient - higher running costs

England & Wales

G

EU Directive

2002/91/EC