

## AVAILABLE NOW!

This newly decorated apartment just off the ever popular Tadcaster Road, provides a fabulous living space with easy access to the A64, A1237, York City Centre and a host of local amenities.

The entrance hall leads you seamlessly towards two double bedrooms with useful storage areas and bed frames available. The larger of the two bedrooms even pairs nicely with a handy, modern ensuite.

As you move around the property, you will find a spacious, open plan living and kitchen area, with Juliette balcony and large windows allowing plenty of natural light. All white goods included. A separate family bathroom with bath and shower is also available.

1 Designated parking spot Sorry no pets or smokers Council Tax Band- C // EPC- C

















## **FLOOR PLAN LOCATION** Hunters Way Middlethorpe Grove Chaloners Rd Oringthorpe Ad MoorLn Sitting Room / Dining Room / Bedroom 2 Bedroom 1 Kitchen 9'7 x 8'2 12'4 x 8'0 22'6 x 17'4 Bursary Play Park (2.93m x 2.50m) (3.75m x 2.45m) (6.85m x 5.29m) York College Sim Balk Ln Coople Third Floor Map data @2025 GROSS INTERNAL FLOOR AREA APPROX. 707 SQ FT / 65.72 SQ M **Energy Efficiency Rating** Potential NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY Very energy efficient - lower running costs APPROXIMATE GROSS INTERNAL FLOOR AREA 707 SQ FT / 65.72 SQ M **EPC** All Measurements and fixtures including doors and windows are approximate and should be independently verified. (92 plus) A www.exposurepropertymarketing.com © 2018 77 (69-80) 62 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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