

Modern Ground Floor Apartment

This well presented one bedroom ground floor flat located just off Leeman Road is within walking distance of York City Centre and the railway station.

The property briefly comprises a lounge, kitchen with integrated cooker & ceramic hob, a washer/dryer and fridge freezer, double bedroom & shower room. The property benefits from a small enclosed rear yard and on street parking.

Sorry no pets

Available late July

EPC Rating E

Council Tax Band A











FLOOR PLAN LOCATION Ground Floor 400 sq.ft. (37.2 sq.m.) approx. Kitchen 8'3" x 8'1" 2.52m x 2.46m Livingstone St Sitting/Dining Room 12'11" x 10'6" 3.94m x 3.21m HOLGATE Coords Map data @2025 Bedroom 14'9" x 10'6" **Energy Efficiency Rating** 4.49m x 3.21m Potential Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) 66 (55-68) 44 (39-54) Furniture Shown As Example Only (21-38) TOTAL FLOOR AREA: 400 sq.ft. (37.2 sq.m.) approx. 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