

7 Yearsley House Pinsent Court  
York, YO31 8SZ  
Guide Price £200,000





A superb two bedroom, two bathroom apartment within this fabulous character building located in this popular residential area convenient for both York city centre and the outer ring road as well as nearby shops, supermarkets and amenities. Updated and maintained to a very good standard throughout, the property has the added benefit of modern electric heating and double glazing. Access via a secure communal hallway the internal living accommodation comprises large entrance hallway, open plan living kitchen with exposed timber beams, master bedroom with three piece en-suite, second double bedroom and a further bathroom. To the outside is a designated parking space and well maintained communal gardens. An accompanied viewing is highly recommended.

**Communal Entrance**

Secure entrance door.

**Hallway**

Window to side, electric heater, power points. Carpet.

**Inner Hall**

Double gazed slide sash window to side, electric storage heater, power points, storage cupboard. Laminate flooring.

**Open Plan Living Kitchen**

Kitchen area comprising slide sash window to rear, fitted wall and base units, counter tops, stainless steel sink and drainer with mixer tap, integrated fridge freezer, slimline dishwasher, washing machine, power points, exposed timber beams. Laminate flooring. Lounge area comprising slide sash window to rear, electric storage heater, power points, TV point. Laminate flooring.

**Master Bedroom**

Two windows from front, electric storage heater, power points. Carpet.







### En-Suite

Walk-in shower cubicle, wash hand basin, low level WC, part tiled walls, shaver point, extractor fan. Tiled flooring with under floor heating.

### Bedroom 2

Window to front, electric storage heater, power points. Carpet.

### Bathroom

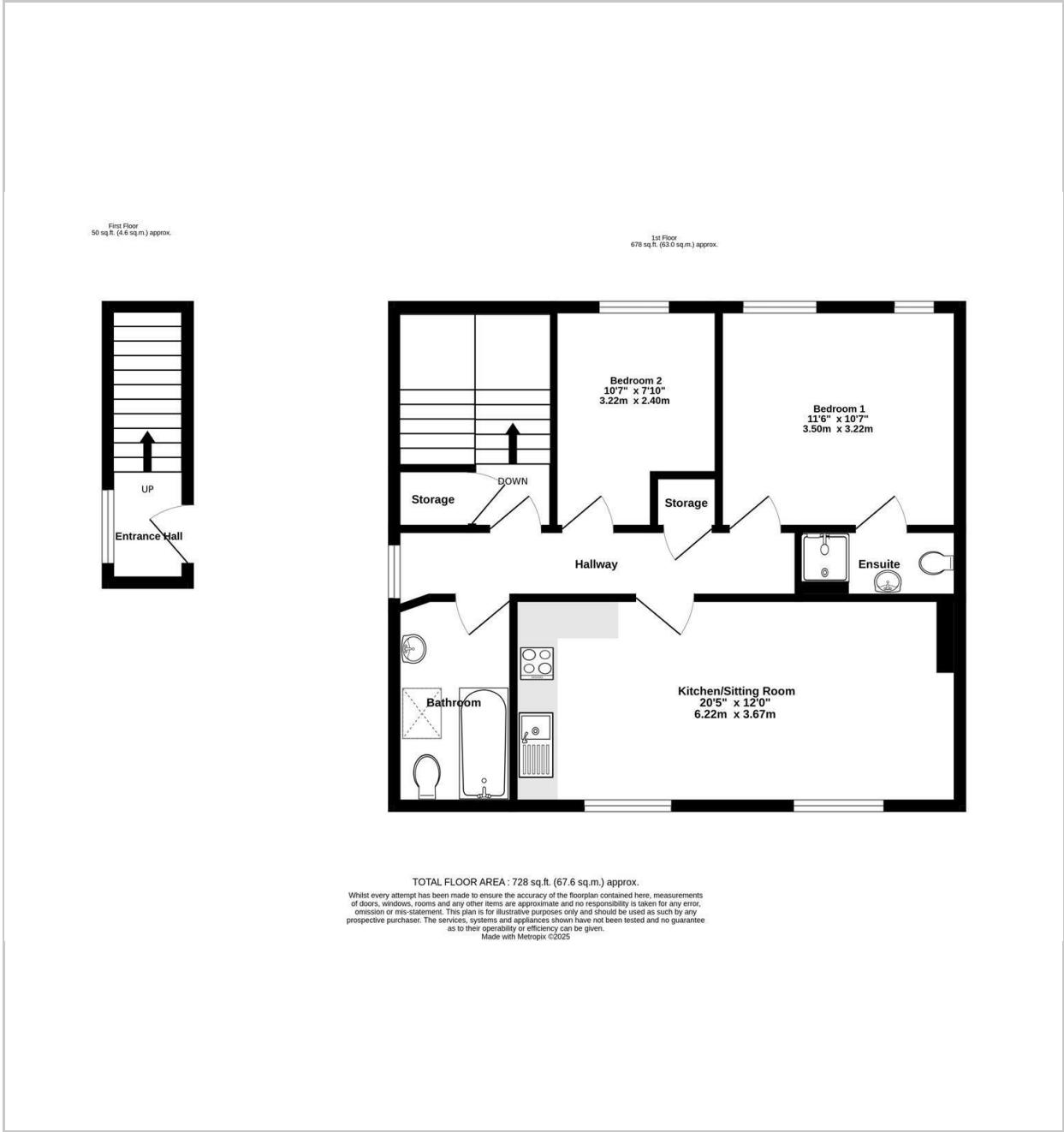
Velux to side, panelled bath with mixer tap, wash hand basin, low level WC, part tiled walls, wall mounted electric heater. Tiled flooring.

### Outside

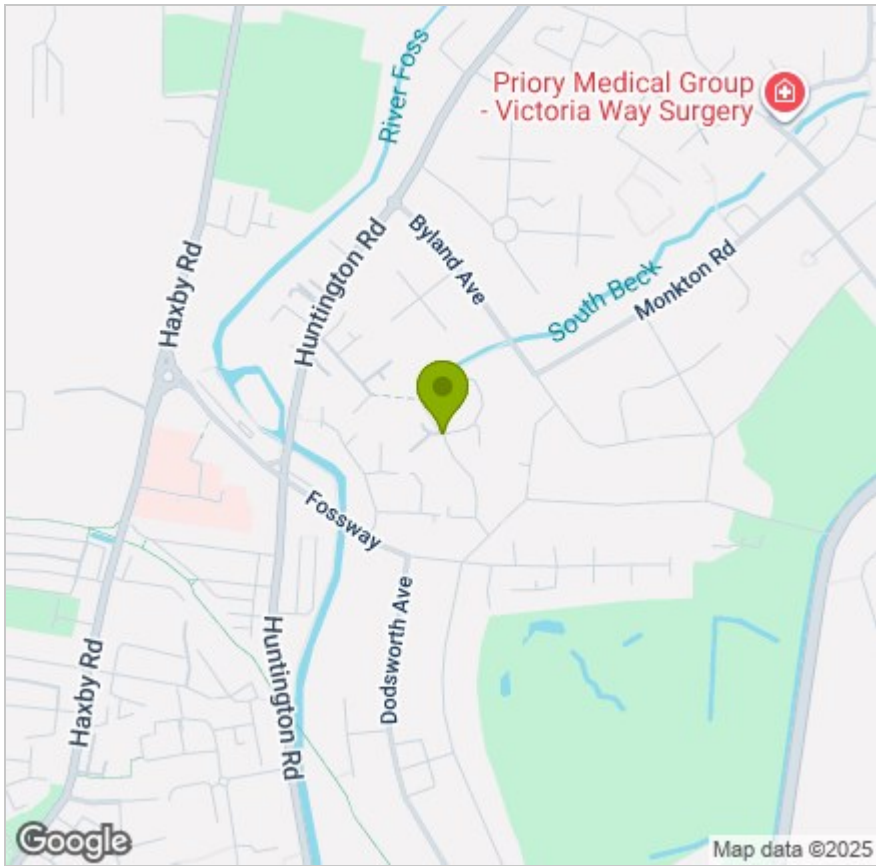
Communal gardens and bin store. Designated parking space.



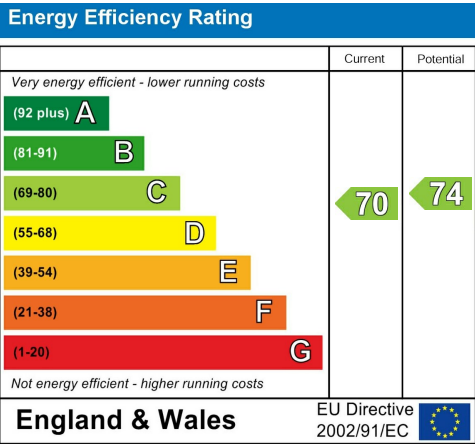
FLOOR PLAN



LOCATION



EPC



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