

SUPERB TWO BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE GARDEN & ALLOCATED PARKING. Churchills are delighted to offer for sale this good size ground floor apartment within this popular development convenient for Clifton Moor Retail Park, York outer ring road and with good transport links into the historic city centre. Maintained to a good standard throughout the delightful accommodation comprises; private entrance door leading into the open plan living kitchen with modern fitted unts and integrated appliances, two double bedrooms and a shower room. To the outside is a fabulous private side garden well planted with a variety of trees and shrubs and a patio area. There is also a designated parking space plus additional visitor parking spaces. An internal viewing of this impressive property is highly recommended to appreciate the accommodation on offer.

# Entrance Hallway with storage cupboards

### Kitchen/Living Room

19' x 14'2"

Fitted base and wall units with countertop, integrated appliances, stainless steel sink with mixer tap over, space for dining table and chairs, sitting area with door to private garden

#### **Bedroom 1**

14'2" x 9'1"

#### **Bedroom 2**

11'7" x 7'10"

#### **Shower Room**

#### Outside

Outside there is a large delightful private garden with patio, raised beds, mature shrubs and trees screening the garden, timber fenced boundary



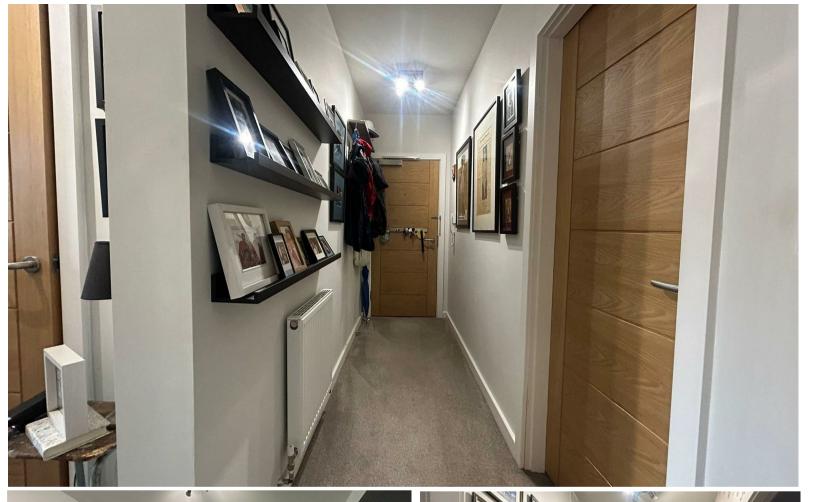








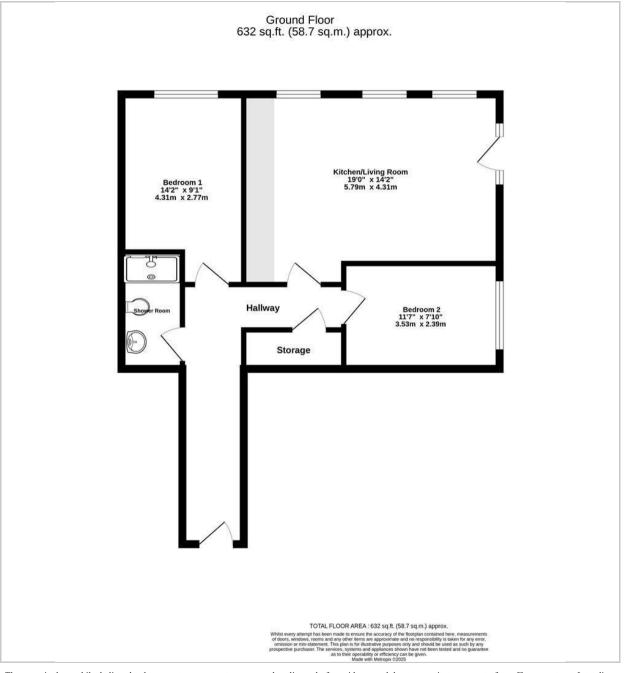


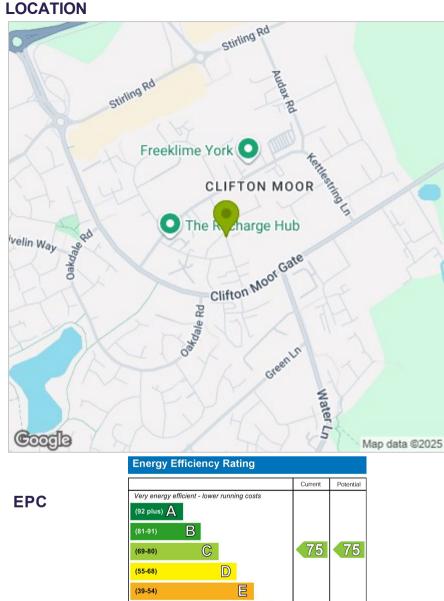






## FLOOR PLAN L





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EU Directive

2002/91/EC

(21-38)

Not energy efficient - higher running costs

**England & Wales** 

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