



Apartment 8 Unit B Aviator Court Clifton Moor
York, YO30 4UZ

Guide Price £185,000



NO ONWARD CHAIN! A very well presented two double bedroom first floor apartment with fabulous open plan living kitchen. Located in Clifton Moor and therefore close to shops and amenities and excellent transport links this perfect starter home or investment is ready to view. Accessed via a secure communal hallway, the property comprises; entrance hallway, lounge with open plan living kitchen with fitted appliances and large glazed windows, two double bedrooms and three piece bathroom. To the outside are well kept communal areas, a designated car parking space as well as visitor parking bays, bin/bike store. An accompanied viewing is strongly recommended.

Entrance Hall

Power points, hardwood flooring. Door to;

Open Plan Living Kitchen

Fitted wall and base units comprising counter top stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor hood, built-in fridge freeze, plumbing for washing machine, power points, electric heater, double glazed window to side, TV point, power points. Hardwood flooring.

Bedroom 1

Double glazed window to front, power points, TV point, electric heater, carpet.

Bedroom 2

Double glazed windows to side and front, power points, TV point, electric heater, carpet.

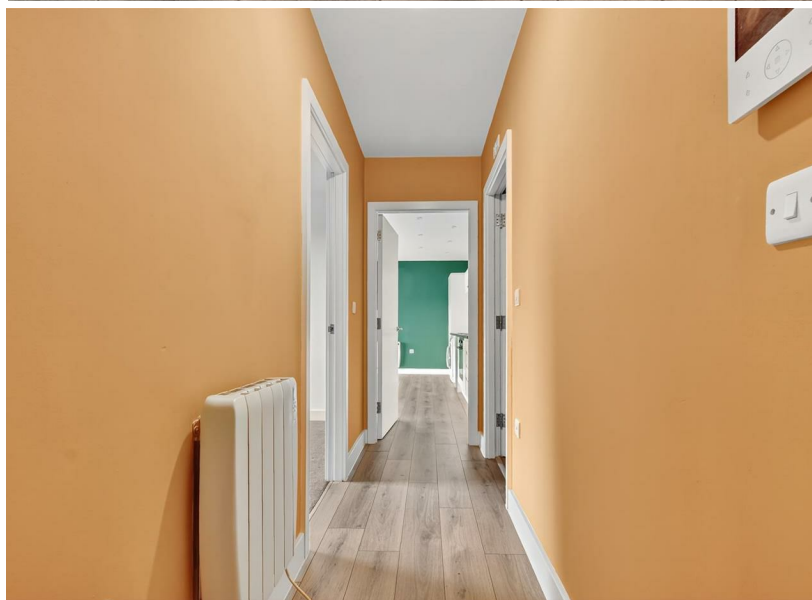
Bathroom

Panelled bath with shower head over, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, extractor fan.

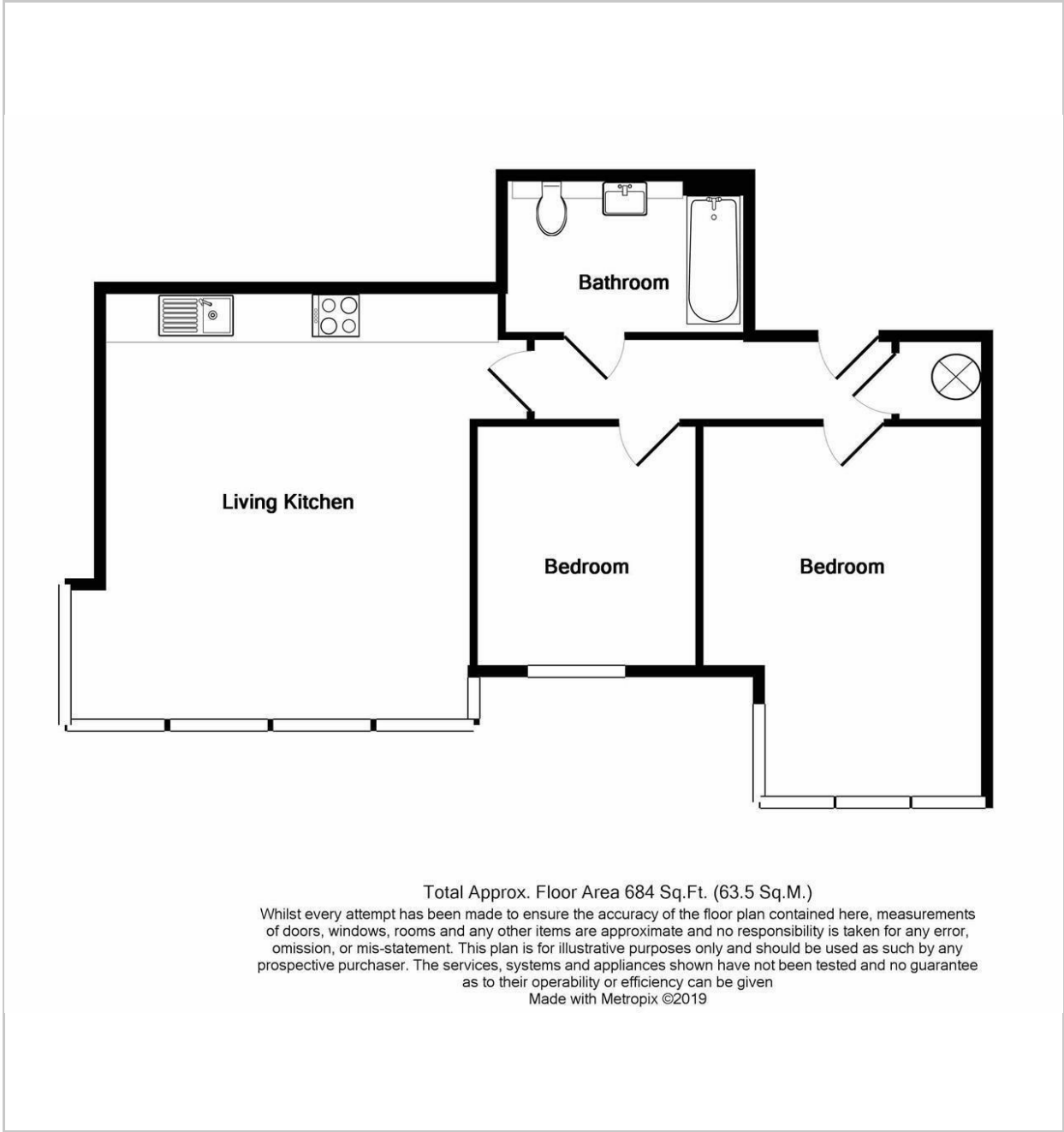
Outside

Designated parking space, visitor parking bays, bin/bike store

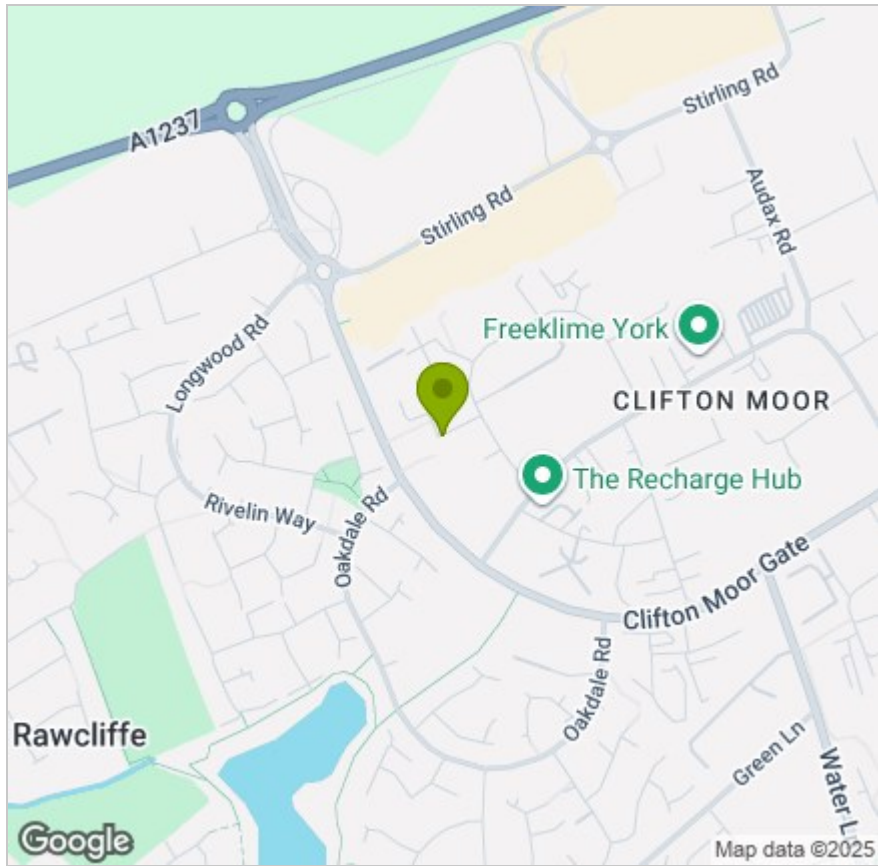




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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