

THIS TOP FLOOR ONE BEDROOM APARTMENT LOCATED IN THE CENTRE OF YORK IS FULL OF CHARACTER. This property comprises open plan living and dining area which leads onto a separate kitchen including all white goods. One double bedroom and a shower room.

A VIEWING IS STRONGLY RECOMMENDED TO SEE HOW UNIQUE THIS PROPERTY IS!

This property is let on an unfurnished basis.

Available early November

EPC rating E.

Council tax band A.

No parking.



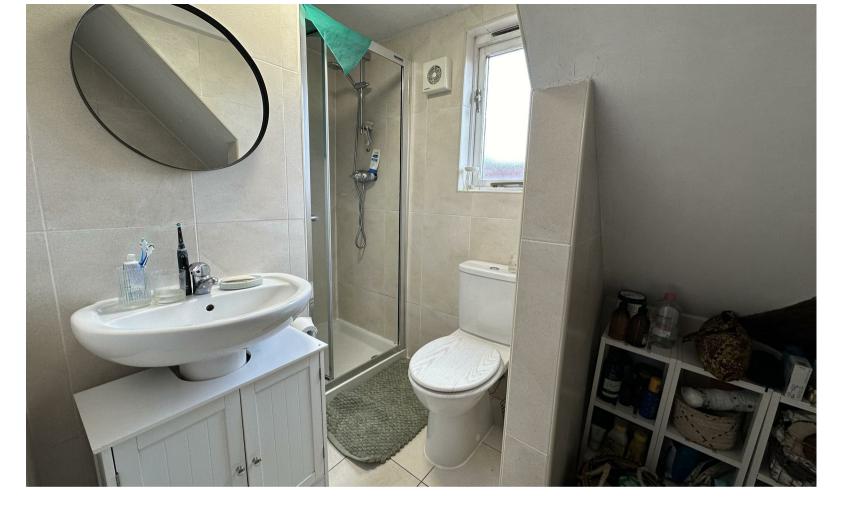












## **FLOOR PLAN LOCATION** Top Floor 413 sq.ft. (38.3 sq.m.) approx. A1036 Jewbury York York Minster Museum Gardens Barley Hall CITY CENTRE Kitchen Bedroom Merchant Adventurers Hall JORVIK Viking Centre @ **Dining Room** York Castle Museum @ Hope St Tower St A1036 Lounge Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A (69-80)(55-68) 57 (39-54) (21-38)

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.

TOTAL FLOOR AREA: 413 sq.ft. (38.3 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other lens are approximate and no responsibility is taken for any enro. prospective purchaser. The services, systems and applicances shown have no been tested and no guarante as to their operability or efficiency can be given.

as to their operability or efficiency can be given.

G

EU Directive

2002/91/EC

Not energy efficient - higher running costs

**England & Wales**