



RM
English

Heron House, Brinkworth Terrace, York, YO10 3DE

- Two bedroom city centre apartment • Highly sought after location • Over 850 sq ft of living space • Brand new electric heaters throughout • Modern open plan living/dining kitchen • Principal bedroom with en-suite shower room • Second bedroom and house bathroom • Allocated parking space • Communal gardens • EPC = B

Guide Price £210,000

Situated within the highly regarded Heron House development, just moments from York's historic city walls and vibrant city centre, this beautifully presented two bedroom apartment offers spacious, stylish and wonderfully convenient city living.

Accessed via a secure communal entrance with lift access, the apartment opens into a generous central hallway with useful built-in storage, leading through to an impressive open plan living, dining and kitchen space, undoubtedly the heart of the home. Bright and airy throughout, this sociable room offers ample space for both relaxing and entertaining, enhanced by a striking bay window and Juliet balcony that invite plenty of natural light. The fitted kitchen is well-appointed with generous worktop space, ample storage and integrated cooking appliances, perfectly suited to modern day living.

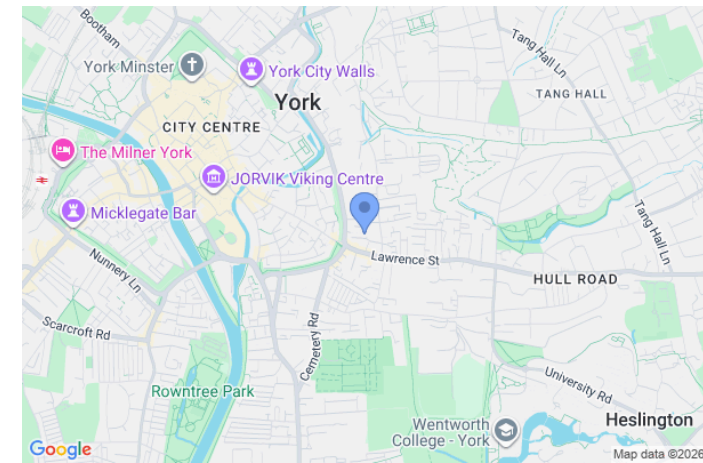
The principal bedroom is a superb double room, complete with fitted wardrobes, its own Juliet balcony and a modern en-suite shower room. Bedroom two is another well-proportioned double, offering flexibility as a guest room, home office or additional living space, while a modern house bathroom serves both the second bedroom and visitors.

Extending to over 850 sq ft, this particular apartment is one of the larger on offer within the development and is also one of the few to benefit from brand new electric heaters throughout.

The property also benefits from an allocated parking space close by.

Heron House remains one of York's most sought-after apartment developments thanks to its enviable tucked-away position just off Lawrence Street, placing York's historic core, an array of independent shops, cafés, restaurants and both York St John University and the University of York all within easy reach.

Residents also benefit from secure communal areas, attractive landscaped surroundings and the rare advantage of peaceful living in a central setting, making this an exceptional opportunity for first-time buyers, professionals, downsizers and investors alike.

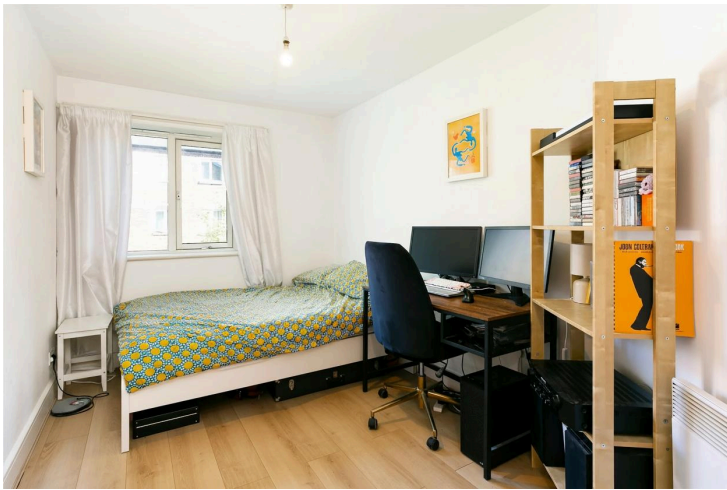




BEAUTIFULLY PRESENTED 2 BEDROOM CITY CENTRE APARTMENT



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Brinkworth Terrace, , York, York, YO10 3DE
Reference: 2687

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band C

Local Authority York City Council

Services Electric heating



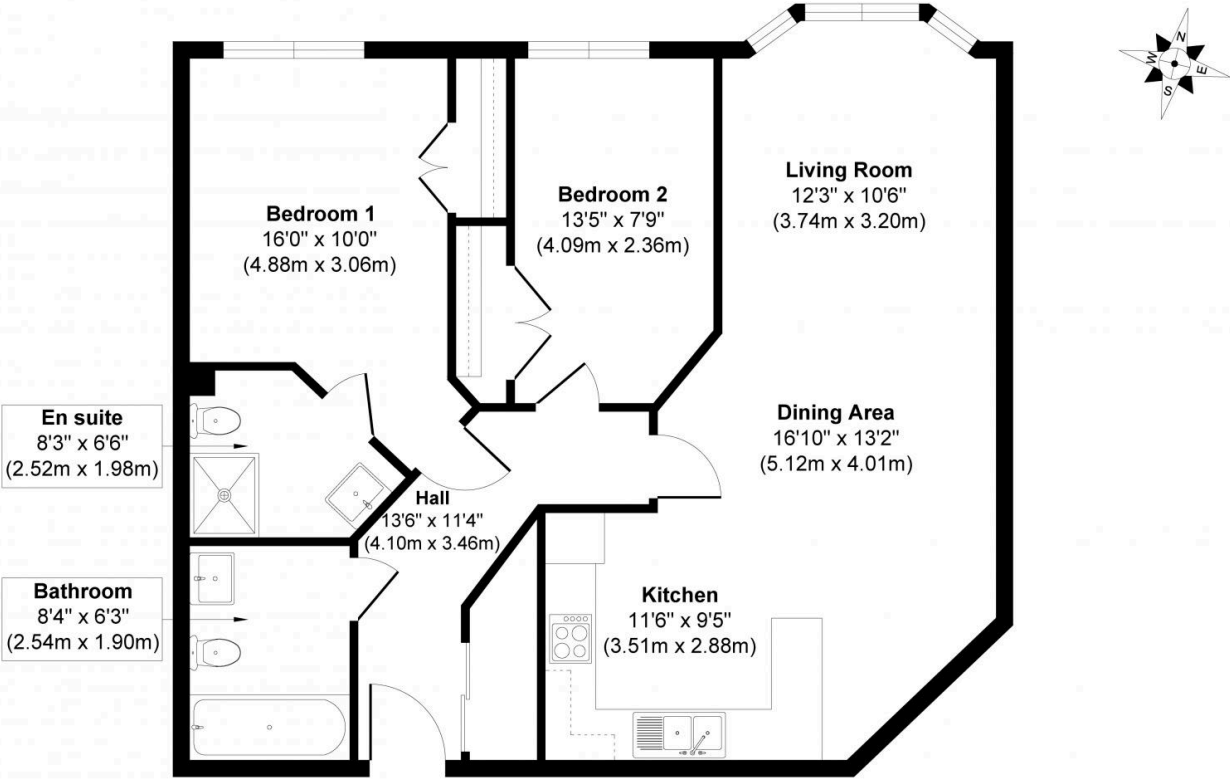
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Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 852 sq. ft / 79.11 sq. m



Second Floor
Approximate Floor Area
852 sq. ft
(79.11 sq. m)

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