







37 Swann Street
York, YO23 1AF
£150,000

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A first floor two double bed roomed apartment just off Nunnery Lane, close to the city walls and railway station as well as Bishopthorpe road and nearby amenities. Benefitting from uPVC double glazing and gas central heating and accessed via a secure communal entrance hallway and comprises; entrance hall, lounge/dining room, kitchen, two double bedrooms and three piece shower room. To the outside are communal gardens with bin and bike storage. An accompanied viewing is strongly recommended.

Entrance Hallway

Composite entrance door, carpeted flooring, single panelled radiator, power points, loft access

Lounge/Dining Room

17' x 10'6" (5.18m x 3.20m)
uPVC window to front, gas fire with surround, double panelled radiator, carpeted flooring, TV and power points

Kitchen

9'1" x 8'4" (2.77m x 2.54m)
uPVC window to rear, fitted wall and base units with countertop, sink and draining board with mixer tap, space and plumbing for appliances, vinyl flooring, double panelled radiator

Bedroom1

11'8" x 11'6" (3.56m x 3.51m)
uPVC window to rear, single panelled radiator, storage cupboard, carpeted flooring, power points

Bedroom 2

10'6" x 7'3" (3.20m x 2.21m)
uPVC window to front, single panelled radiator, carpeted flooring, power points

Shower Room

Opaque uPVC window to rear, low level wc, walk-in shower cubicle, wash hand basin, Aqua boarding



Outside

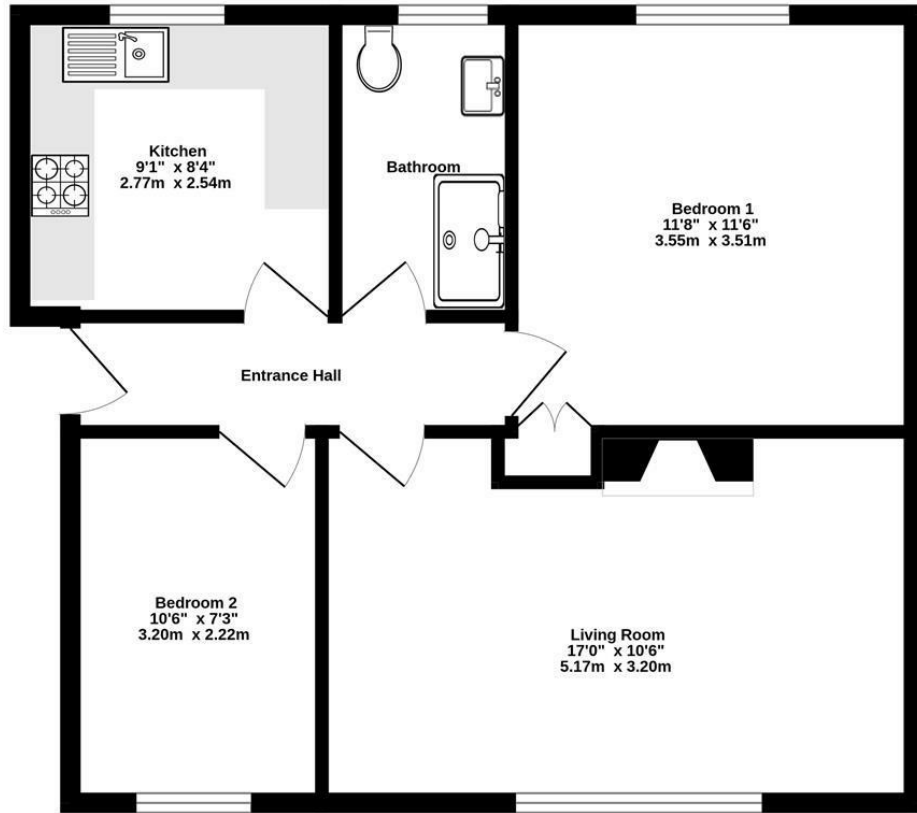
Communal garden, brick store and bike shed

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details

FLOOR PLAN

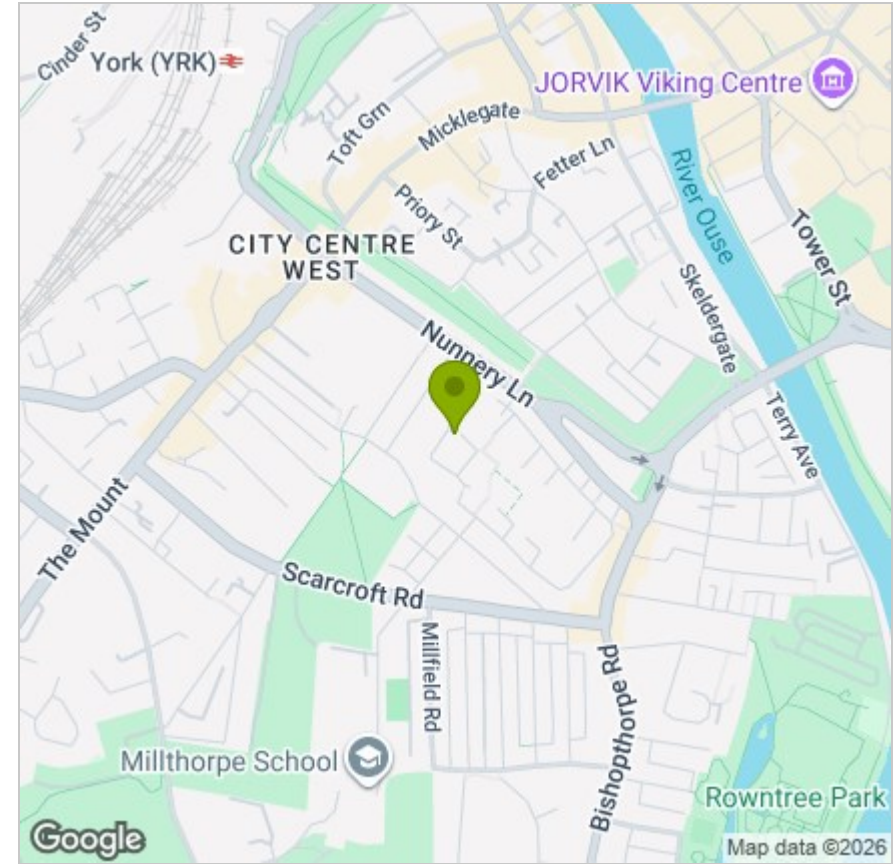
First Floor
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.