

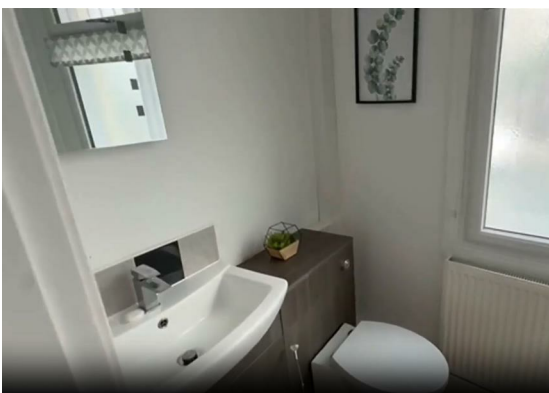
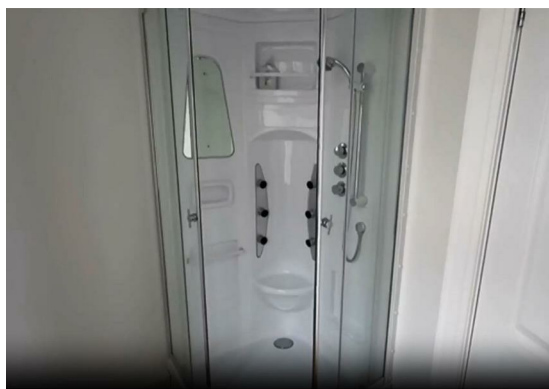


2 Drake Street
York, YO23 1EQ
£175,000



A LARGE 1 BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE COURTYARD SET IN THIS HIGHLY SOUGHT AFTER LOCATION JUST AROUND THE CORNER FROM THE POPULAR BISHY ROAD SHOPPING PARADE AND A FEW MINUTES WALK FROM THE RAILWAY STATION AND THE CITY CENTRE.

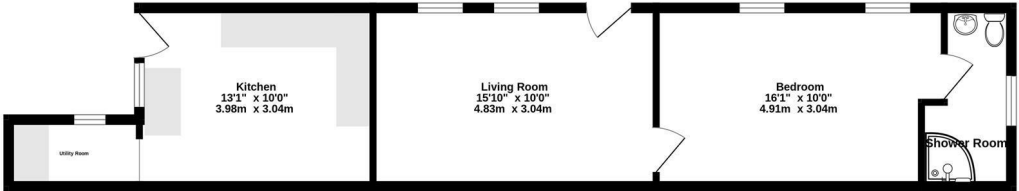
The property is currently used as a holiday let and would make an ideal purchase for first time buyers, professionals and investment buyers alike. The spacious living accommodation comprises large lounge, well fitted dining kitchen with modern fitted units, utility, double sized bedroom and en suite shower room/w.c. Private courtyard to rear.





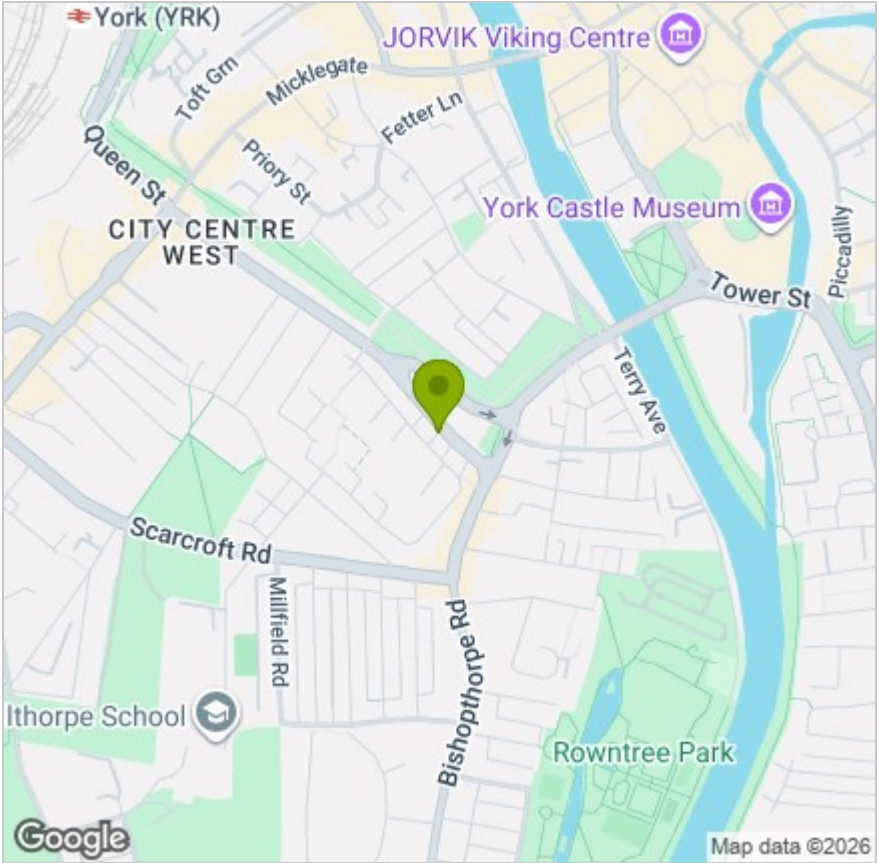
FLOOR PLAN

Flat 5 Ground Floor




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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.