

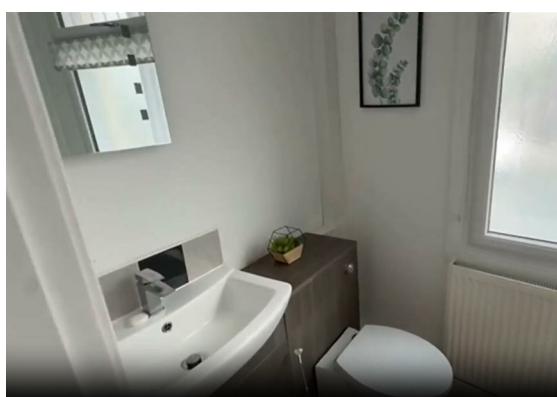


2 Drake Street
York, YO23 1EQ
£175,000



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.

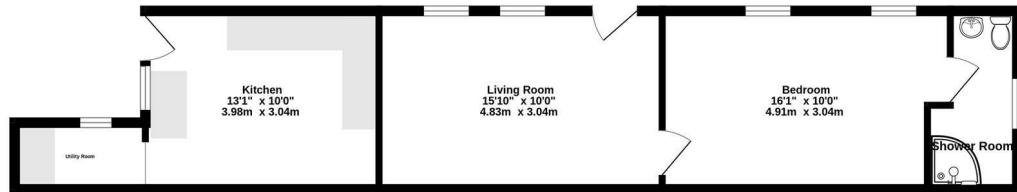
The property is currently used as a holiday let and would make an ideal purchase for first time buyers, professionals and investment buyers alike. The spacious living accommodation comprises large lounge, well fitted dining kitchen with modern fitted units, utility, double sized bedroom and en suite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





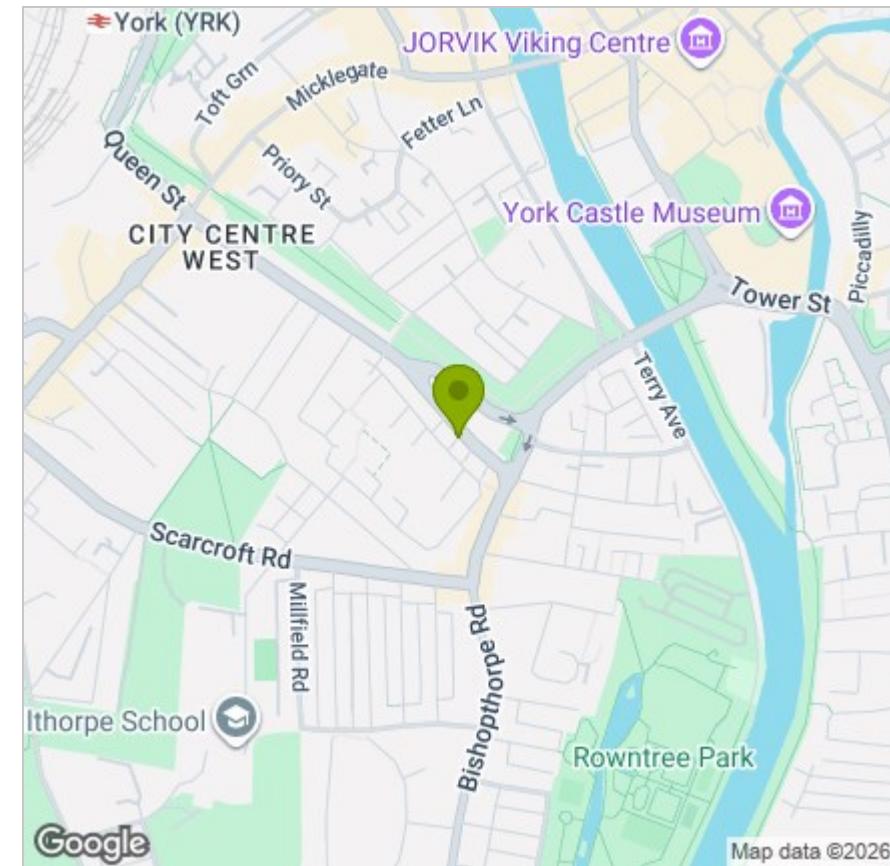
FLOOR PLAN

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 other features are not guaranteed. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. 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

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