



Nova one George Cayley Drive

York, YO30 4XE

£195,000

2 1 1 1

SUPERB TWO BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE GARDEN & ALLOCATED PARKING. Churchills are delighted to offer for sale this good size ground floor apartment within this popular development convenient for Clifton Moor Retail Park, York outer ring road and with good transport links into the historic city centre.

Maintained to a good standard throughout the delightful accommodation comprises; private entrance door leading into the open plan living kitchen with modern fitted units and integrated appliances, two double bedrooms and a shower room. To the outside is a fabulous private side garden well planted with a variety of trees and shrubs and a patio area. There is also a designated parking space plus additional visitor parking spaces. An internal viewing of this impressive property is highly recommended to appreciate the accommodation on offer.



Entrance Hallway with storage cupboards

Kitchen/Living Room

19' x 14'2"

Fitted base and wall units with countertop, integrated appliances, stainless steel sink with mixer tap over, space for dining table and chairs, sitting area with door to private garden



Bedroom 1

14'2" x 9'1"

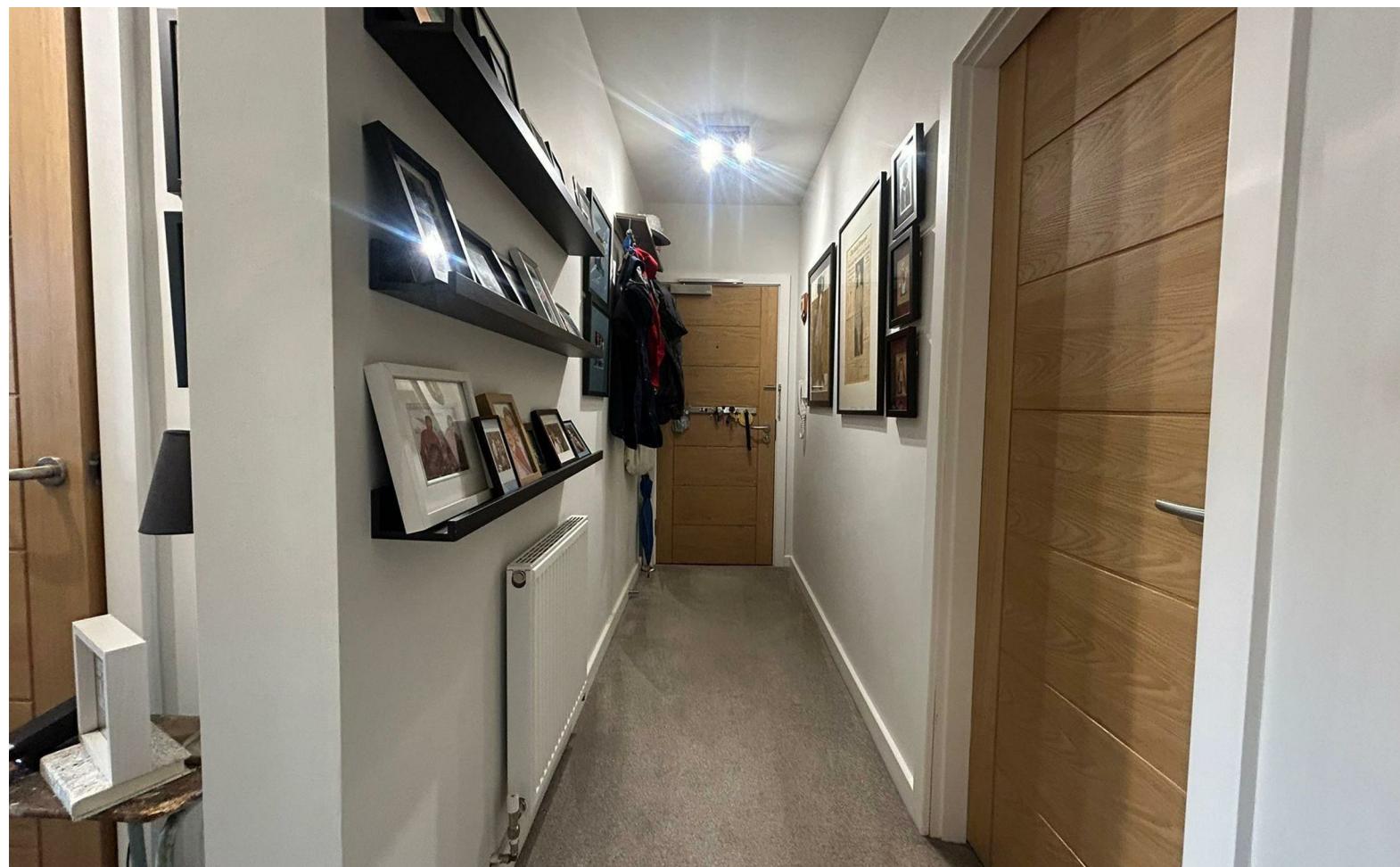
Bedroom 2

11'7" x 7'10"

Shower Room

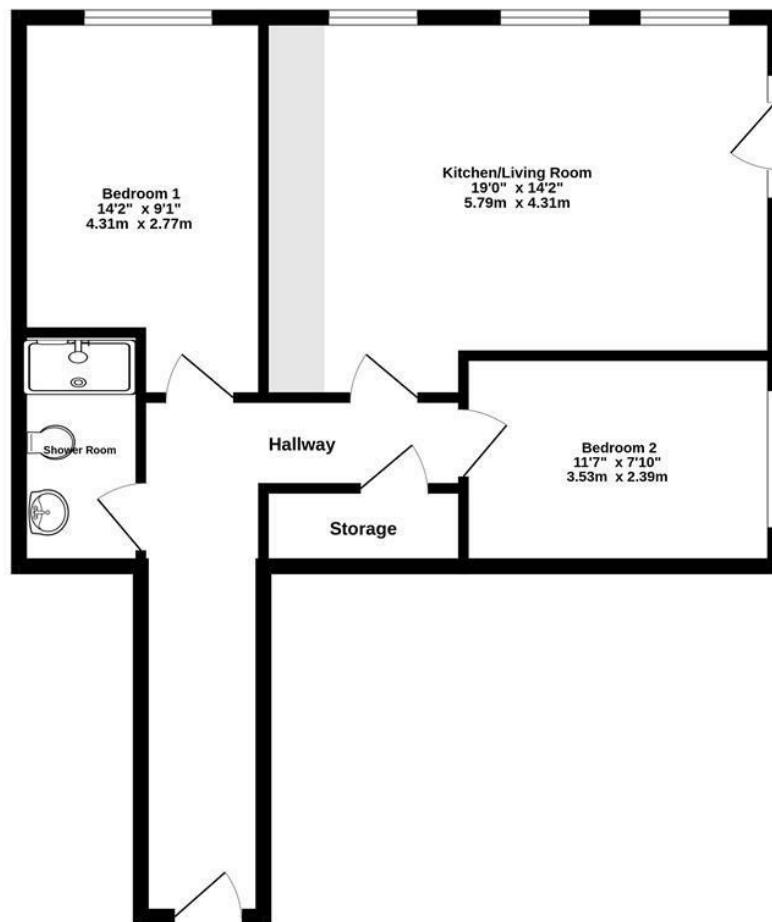
Outside

Outside there is a large delightful private garden with patio, raised beds, mature shrubs and trees screening the garden, timber fenced boundary



FLOOR PLAN

Ground Floor
632 sq.ft. (58.7 sq.m.) approx.

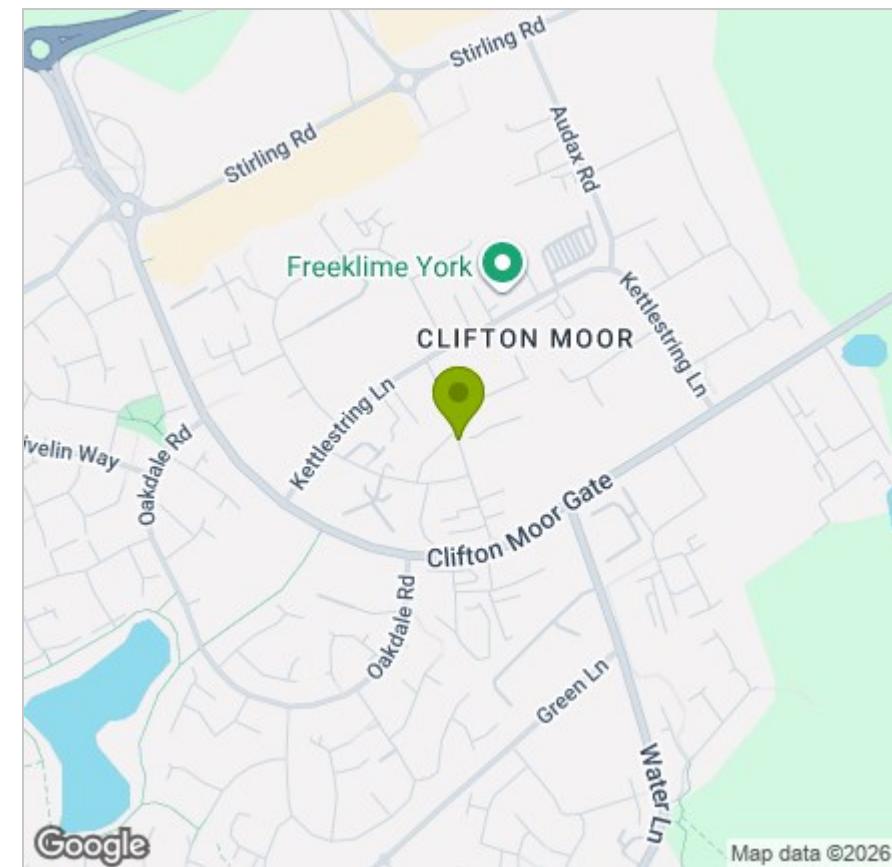


TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.

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	75	75
(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.

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