

N A I S H  
E S T A T E A G E N T S



Y O R K  
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18 Waverley Street  
, York, YO31 7QZ

A most unique detached home set just a short stroll from the heart of York city centre and a wealth of local amenities, as well as good transport links and convenient access to the Railway Station.

**£395,000**

# 18 Waverley Street

, York, YO31 7QZ



- Detached Home
- Kitchen/Diner
- Walking Distance to City Centre
- Two Double Bedrooms
- South-Facing Courtyard
- Stylish Interiors
- Converted Home Office

## Offer Procedure

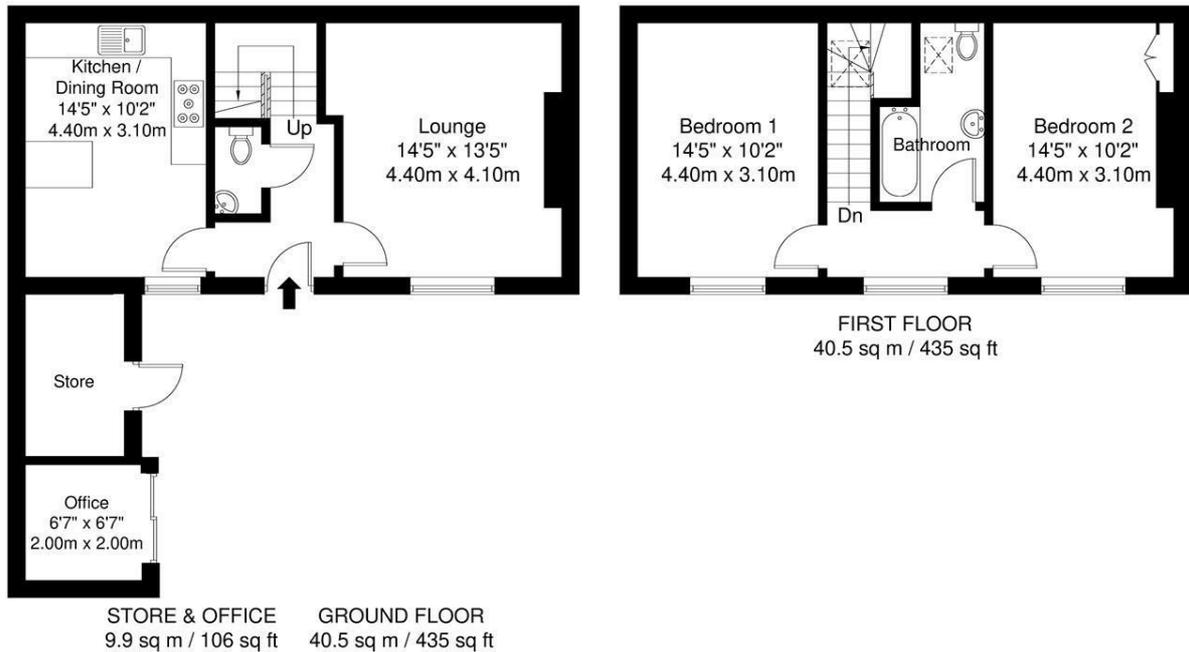


## Directions



# Floor Plan

## 18 Waverley Street



**APPROXIMATE GROSS INTERNAL AREA = 81 sq m / 870 sq ft**  
**STORE & OFFICE = 9.9 sq m / 106 sq ft**  
**TOTAL = 90.9 sq m / 1030 sq ft**

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.

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.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 73                      | 81        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |