



1 Queens Staith Mews
York, YO1 6HH

Guide Price £148,000



This lovely, ready to move into apartment in the city centre also has the benefit of a permitted private parking space. It is sold fully furnished if required which makes it an ideal opportunity for a first time buyer to get on the ladder, an investor to immediately rent out or if you would like to purchase a hassle free bolt-hole home in the beautiful city of York. River walks, pubs, restaurants, shops and the train station are all on your doorstep. Call us to view!

Hallway

Entrance door. Doors to

Living Room

10'7" x 8'11" (3.23m x 2.73m)

Window to front

Bedroom

8'11" x 8'6" (2.73m x 2.60m)

Window to side

Kitchen

10'1" x 6'0" (3.08m x 1.84m)

Fitted base and wall units, sink unit, window to front

Shower Room

8'11" x 3'4" (2.74m x 1.04m)

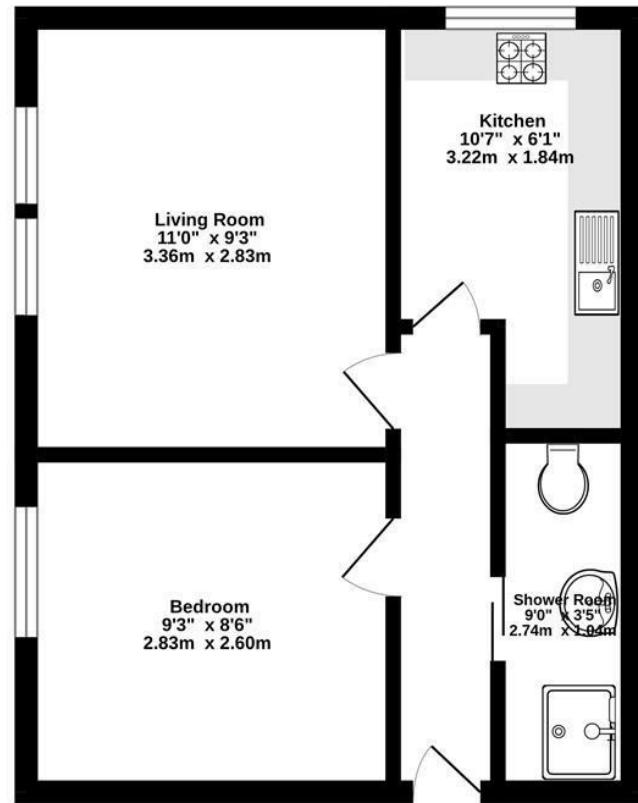
Walk in shower, wash hand basin, w.c





FLOOR PLAN

Ground Floor
300 sq.ft. (27.8 sq.m.) approx.

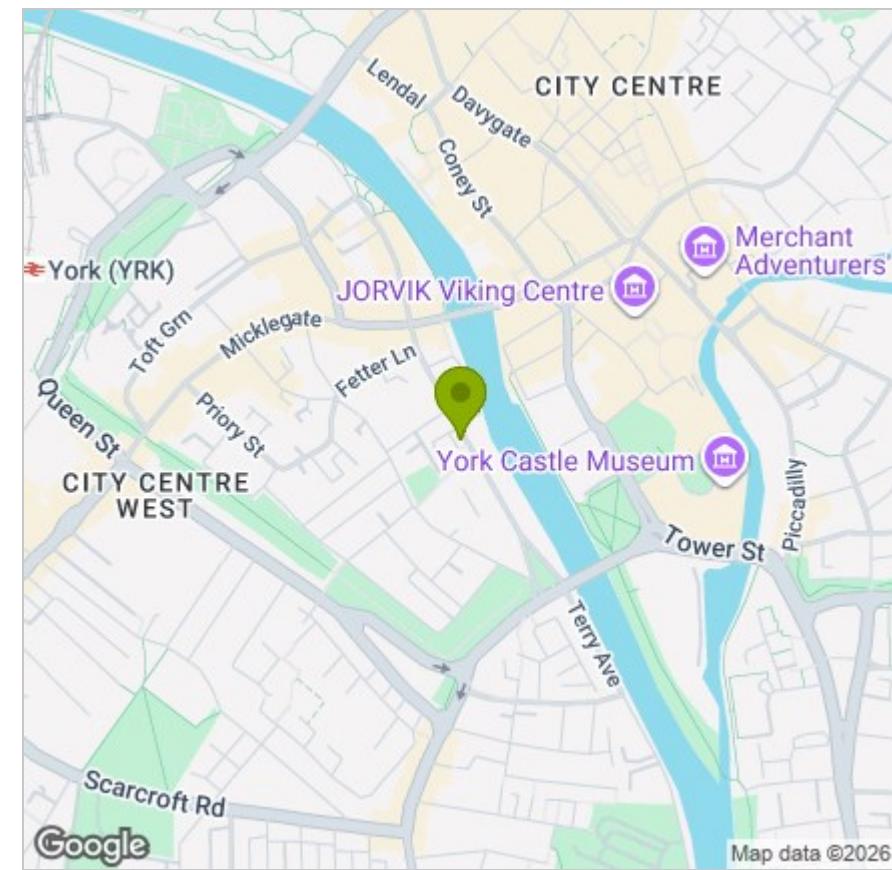


TOTAL FLOOR AREA: 300 sq.ft. (27.8 sq.m.) approx.

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	72	77
(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.