

N A I S H  
E S T A T E   A G E N T S



Y O R K  
E S T . 1 9 3 9



## 5 Masters House The Avenue

, York, YO30 6BR

Spanning over an impressive 1300 square feet, this first-floor apartment boasts three well-proportioned bedrooms, and open-plan living accommodation all thoughtfully designed to provide a tranquil retreat. Offered with no forward chain.

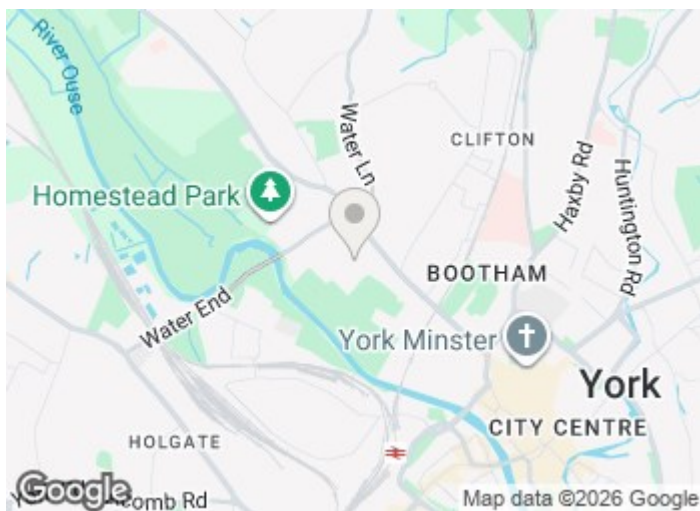
**£450,000**

# 5 Masters House The Avenue

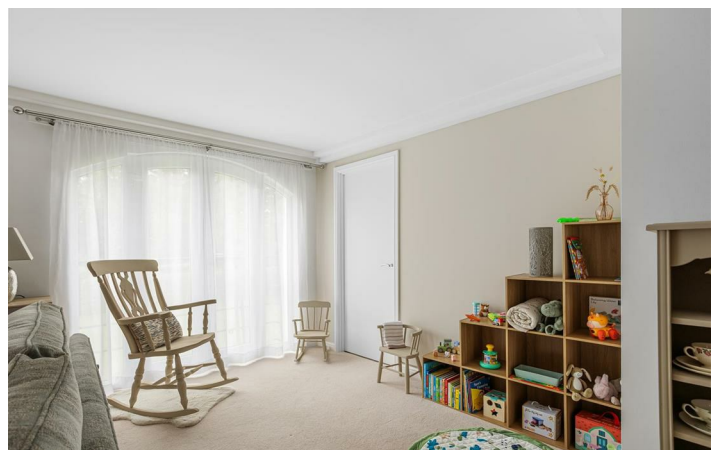
, York, YO30 6BR



- Secure & Stylish Apartment
- Allocated Parking Space & Cycle Storage
- Two Double Bedrooms & additional Office/Bedroom 3
- Walking distance to City Centre & Railway Station
- Immaculate Condition Throughout
- No Onward Chain

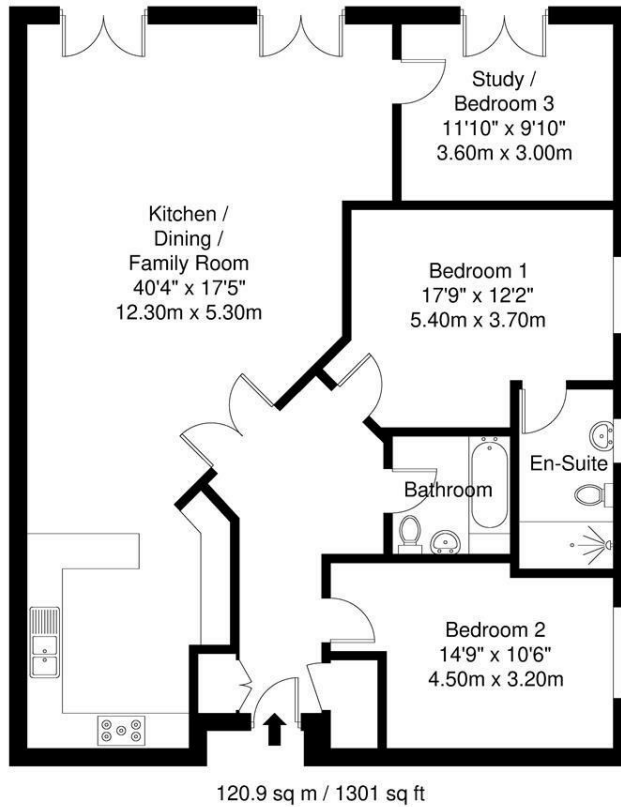


**Directions**



# Floor Plan

## Apartment 5, Masters House



**APPROXIMATE GROSS INTERNAL AREA = 120.9 sq m / 1301 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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(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	