



4 Ellwood Court
York, YO10 4AL

Guide Price £225,000

2 1 1 D

NO ONWARD CHAIN. An impressive 2 bedroom apartment with parking just moments from York's historic city centre. Located on the 2nd floor of this purpose built development with easy access into York as well as many nearby shops and amenities, this well cared for property is sure to appeal to a range of buyers. Accessed via a shared communal hallway the bright and spacious living accommodation benefits from gas central heating and uPVC double glazing and fully comprises entrance hallway, 15ft lounge/dining room, fitted kitchen, 2 double bedrooms and a recently upgraded 3 piece house bathroom. To the outside are communal areas and a designated parking space as well as additional visitor spaces. An accompanied viewing is highly recommended.

Communal Hallway

Entrance Hallway

Entrance door, carpeted flooring, single panelled radiator, power points, storage cupboard

Lounge/Dining Room

Large uPVC window to front with views over Fishergate, single panelled radiator, gas fire with surround, carpeted flooring, TV and power points

Kitchen

Fitted wall and base units with countertops, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, laminate flooring, power points

Bedroom 1

uPVC window to rear, single panelled radiator, carpeted flooring, power points

Bedroom 2

uPVC window to rear, single panelled radiator, carpeted flooring, power points





House Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, towel radiator, extractor fan

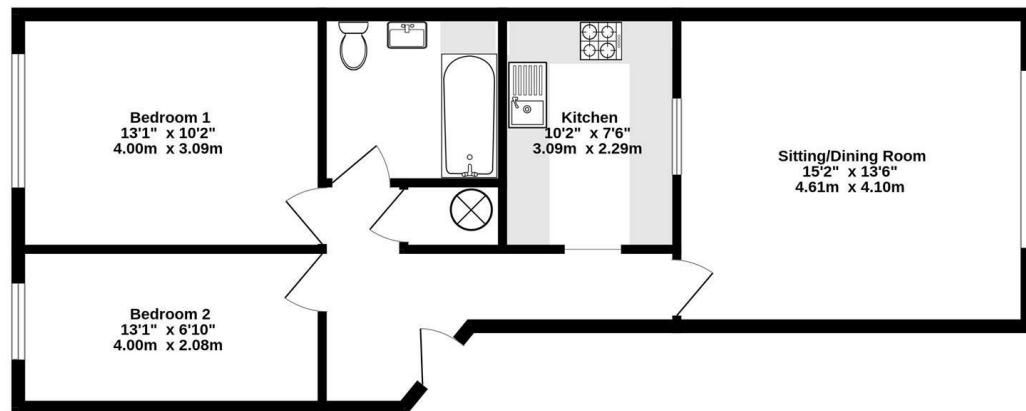
Outside

Secure storage areas, bin store, designated parking space.



FLOOR PLAN

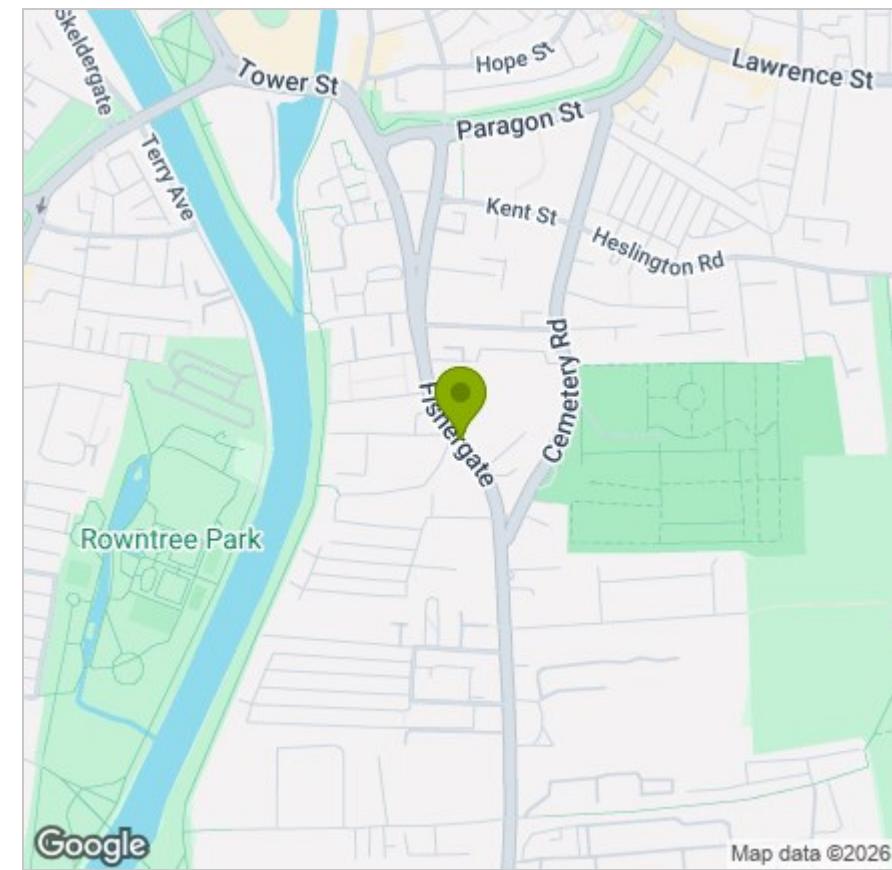
Second Floor
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, dimensions, 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 | | 79 |
| (55-68) D | 68 | |
| (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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