



77 Whitecross Gardens
York, YO31 8JH
Guide Price £250,000

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A superb large two bedroom, two bathroom apartment with a balcony, garage and parking. Set in this modern riverside development, within a short distance of the city centre and nearby sought after amenities, the bright and spacious property has been maintained to a very good standard throughout.

Accessed via a secure communal entrance hall; the internal accommodation comprises: entrance porch, entrance hallway, good sized lounge with French doors on to balcony, large dining kitchen with full range of fitted units and additional door to balcony, master bedroom with built in wardrobes, and three-piece en-suite, second double bedroom and three piece house bathroom. To the outside is a designated car parking space in front of the integral garage. An internal viewing of this impressive property is strongly recommended.

Entrance Porch

Entrance door to:

Entrance Hallway

Laminate floors, power points, door to:

Lounge

11'6 x 13'4 (3.51m x 4.06m)
uPVC double doors and windows to balcony, electric night storage heater, laminate flooring, electric fire with surround

Kitchen/Dining Room

16'5 x 10'3 (5.00m x 3.12m)
uPVC window to front, door to balcony, fitted wall and base units with counter top, one and a half bowl stainless steel sink and draining board, mixer tap, space and plumbing for appliances, wall mounted electric heater, vinyl flooring, power points

Bedroom 1

uPVC window to rear, fitted wardrobes, carpets, electric storage heater, power points





En-suite

Walk-in corner shower, low level w.c., wash hand basin, extractor fan, vinyl flooring

Bedroom 2

10'9 x 8' (3.28m x 2.44m)
uPVC window to front, fitted wardrobes, storage cupboard, electric storage heater, carpets, power points

House Bathroom

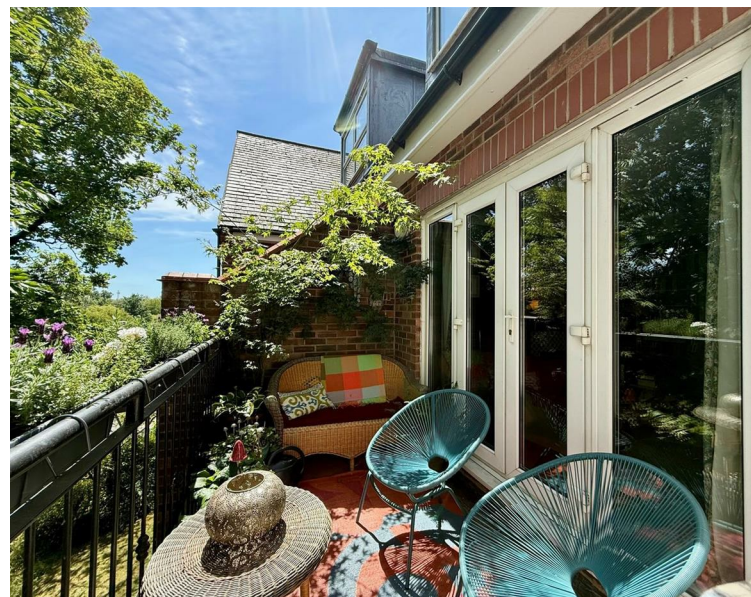
Panelled bath, low level w.c., wash hand basin, storage cupboard, vinyl flooring, spotlights

To the outside

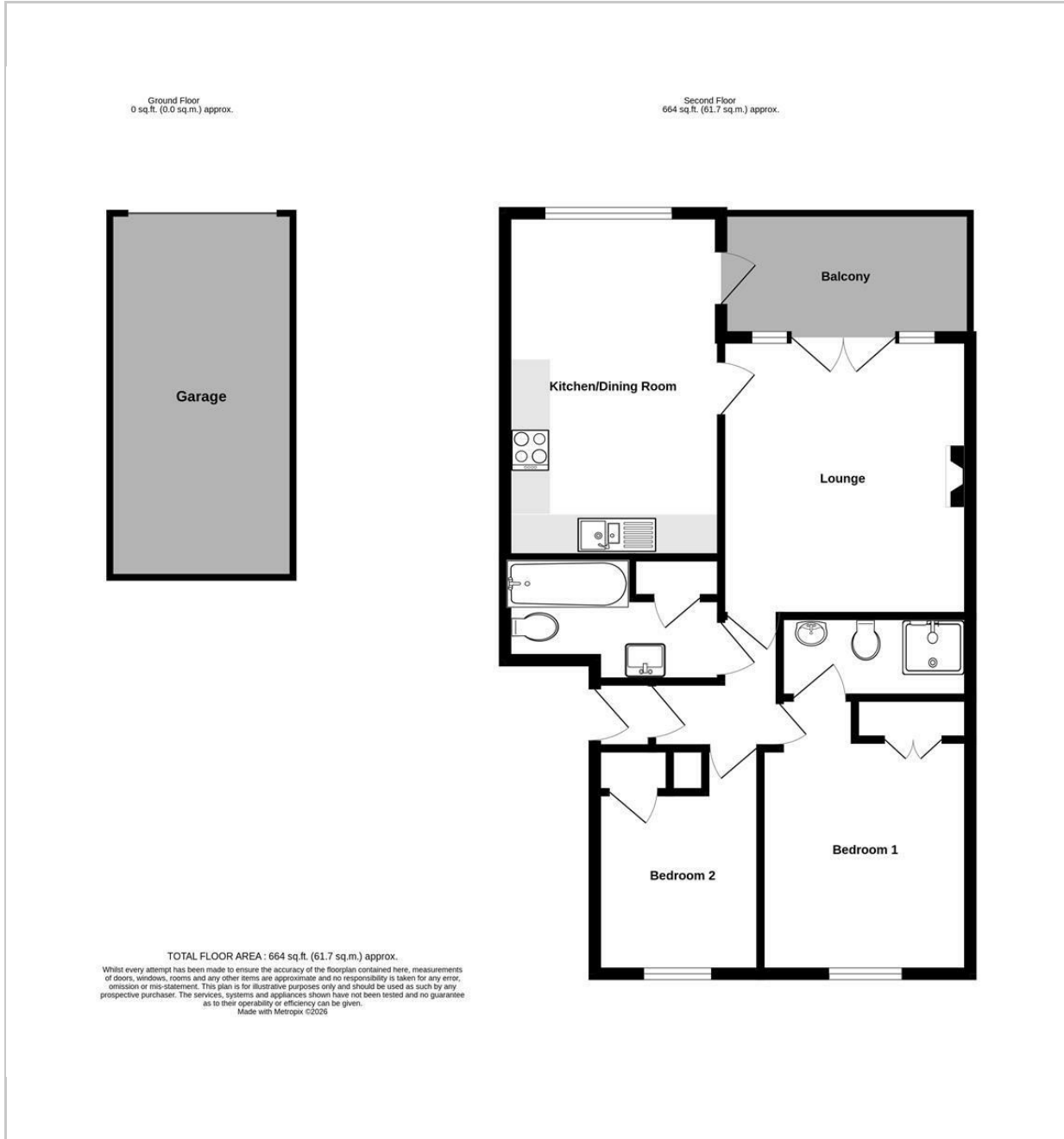
Designated parking space, garage (17' x 8') with up and over door, communal gardens
Service charge to be advised

Agents Note:

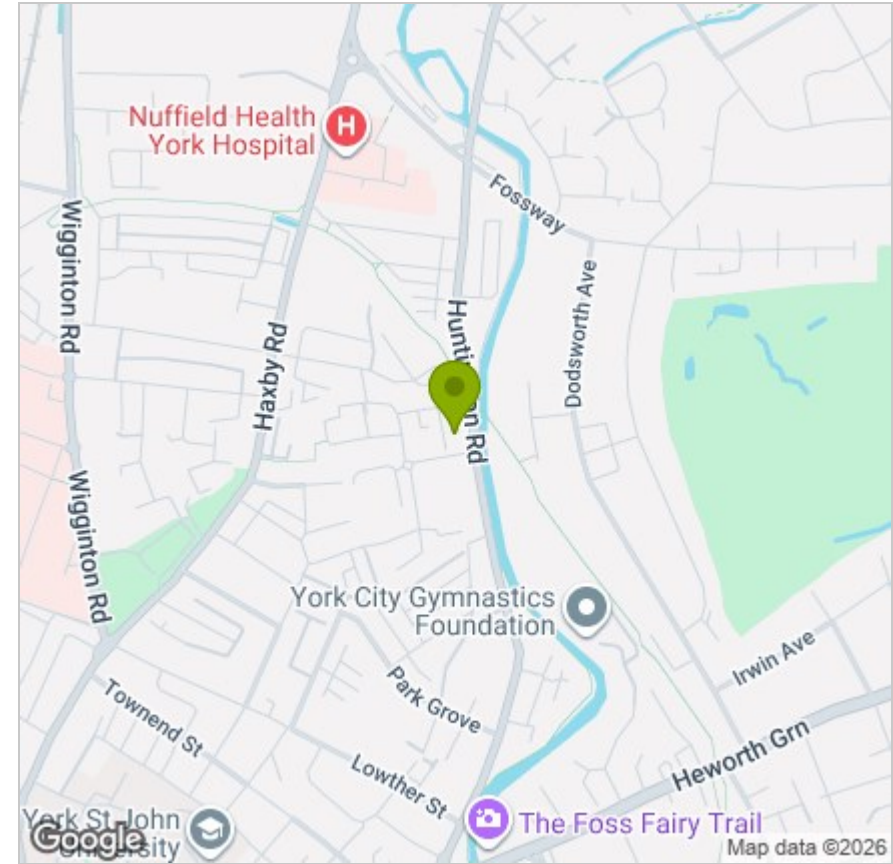
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(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	

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