



4 Ellwood Court
York, YO10 4AL
Guide Price £225,000

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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

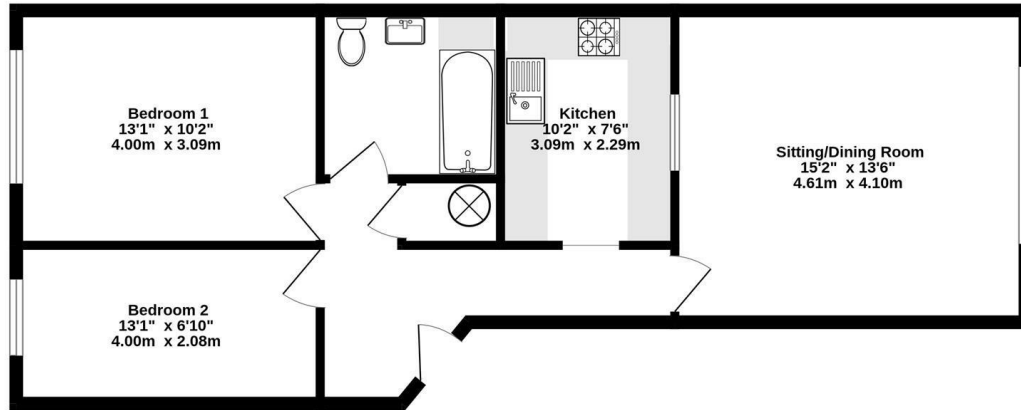
Outside

Secure storage areas, bin store, designated parking space.



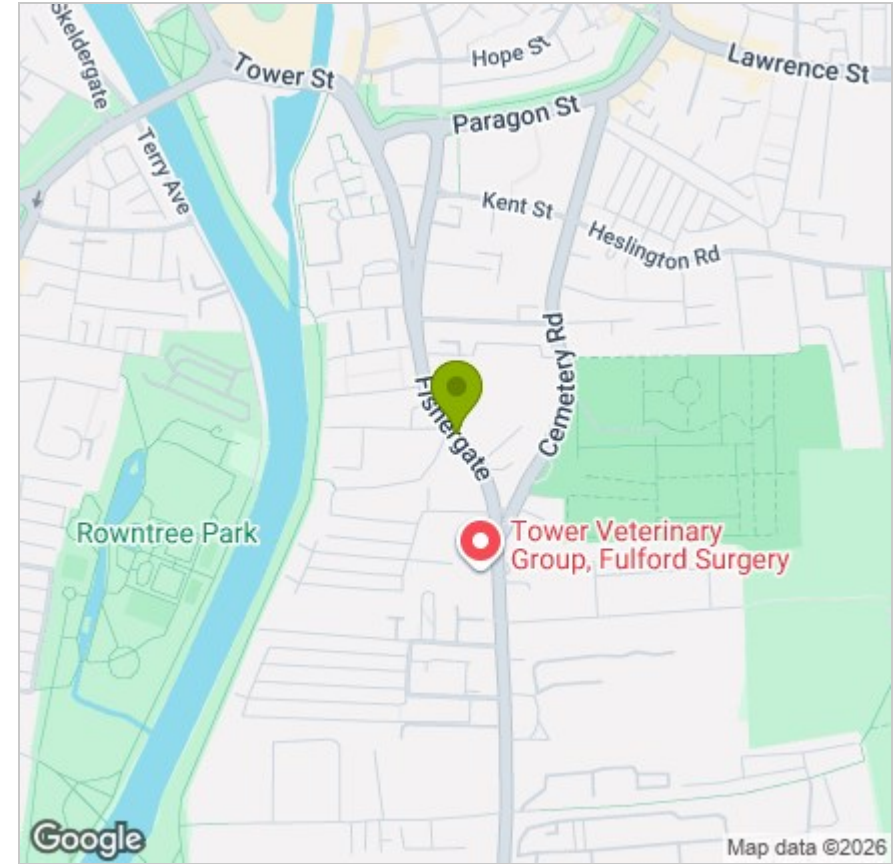
FLOOR PLAN

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 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			
(55-68) D		68	79
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.