



44B Fishergate, York, YO10 4AB

£150,000


Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT


- No onward chain
- Includes parking and views of York's medieval city walls
- Ideally located for York's amenities and historic attractions
- Well-presented accommodation throughout
- EPC: C70
- One-bedroom first-floor apartment
- Currently a successful investment property
- Accessed via a secure communal hallway
- Suitable for investors or as a lock-up-and-leave property

THE PROPERTY

NO ONWARD CHAIN!

A one bedroom first floor apartment with parking and views towards York's medieval city walls. We are delighted to offer for sale this impressive property currently a successful investment and is ideally situated for exploring York's vibrant amenities and history. Part of this period building and accessed via a secure communal hallway, the well presented living accommodation comprises: open plan living kitchen, double bedroom and three piece shower room. To the outside is a designated parking space and brick store and is sure to appeal to people looking for an investment or lock up and leave property.

An accompanied viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

ACCOMMODATION

Entrance Hallway

Living Kitchen

uPVC slide sash window to front and side, fitted wall and base units with counter top, stainless steel sink, mixer tap, oven and hob, integrated fridge and washing machine, double panelled radiator, laminate flooring, television point, power points

Bedroom

uPVC slide sash window to front, double panelled radiator, laminate flooring

Shower Room

Walk-in shower cubicle, low level w.c., wash hand basin, tiled walls, tiled flooring, recessed spotlights, extractor fan, towel radiator

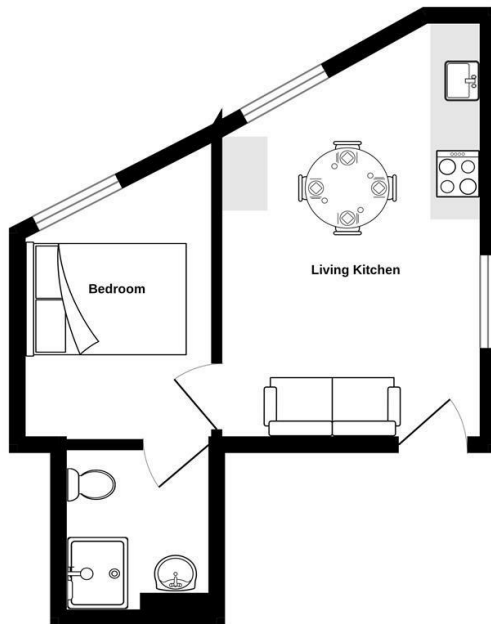
To the outside

Communal areas, brick store, designated parking space

Lease and service charge to be advised.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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