

# N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 26 Cayley Close

, York, YO30 5PT

This wonderful modern home is set to the North of York in the popular location of Rawcliffe; well-placed for access to the City Centre and good transport links. The property is tucked away from busy roads yet there is a wealth of amenities nearby including shops, restaurants and supermarkets.

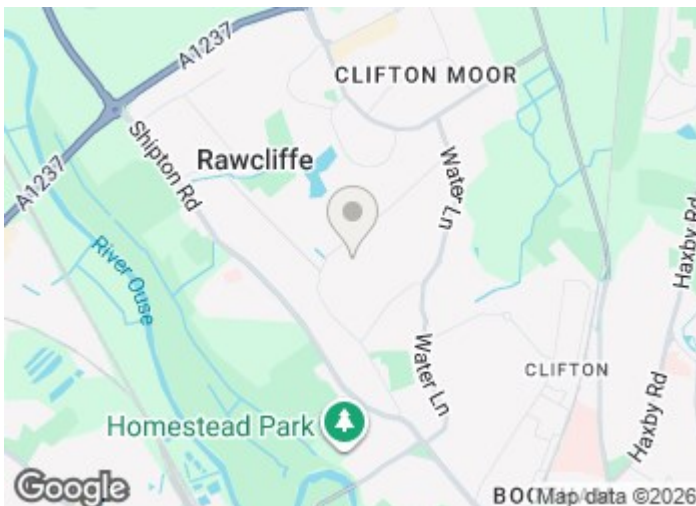
**£250,000**

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- Two Double Bedrooms
- Private South-Facing Garden
- Modern Interiors
- No Onward Chain
- Convenient Location
- Anticipated Rental Yield of over 5%



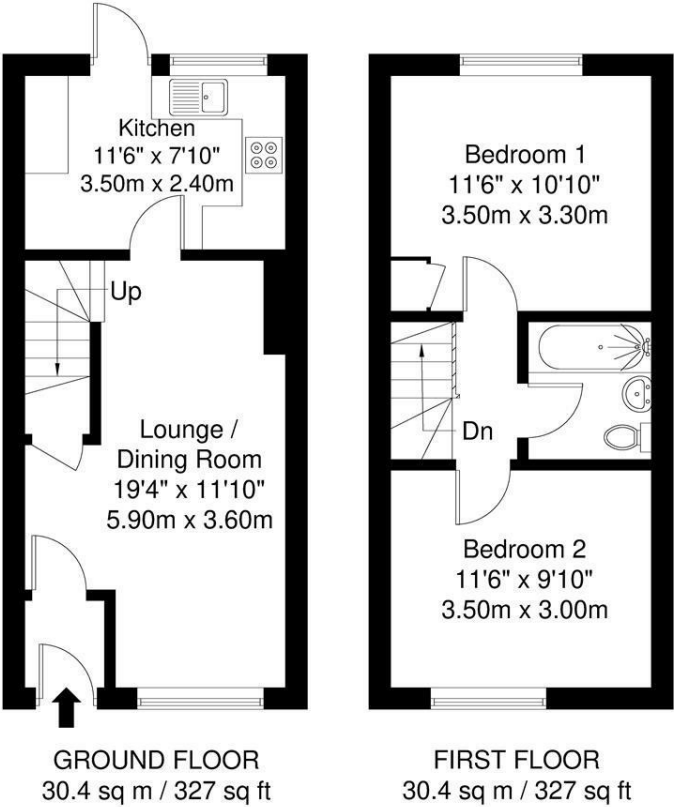
**Directions**





Floor Plan

26 Cayley Close



APPROXIMATE GROSS INTERNAL AREA = 60.8 sq m / 654 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</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		
England & Wales		EU Directive 2002/91/EC