



Rowntree Wharf Navigation Road

York, YO1 9XA

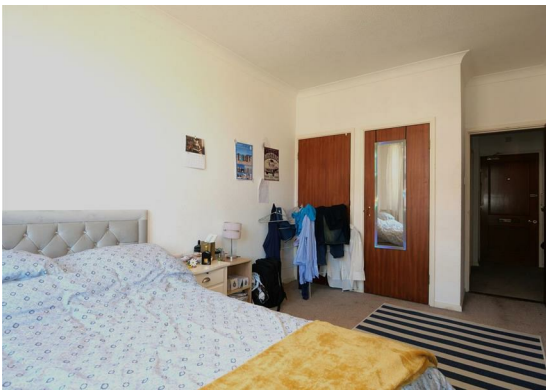
Guide Price £150,000

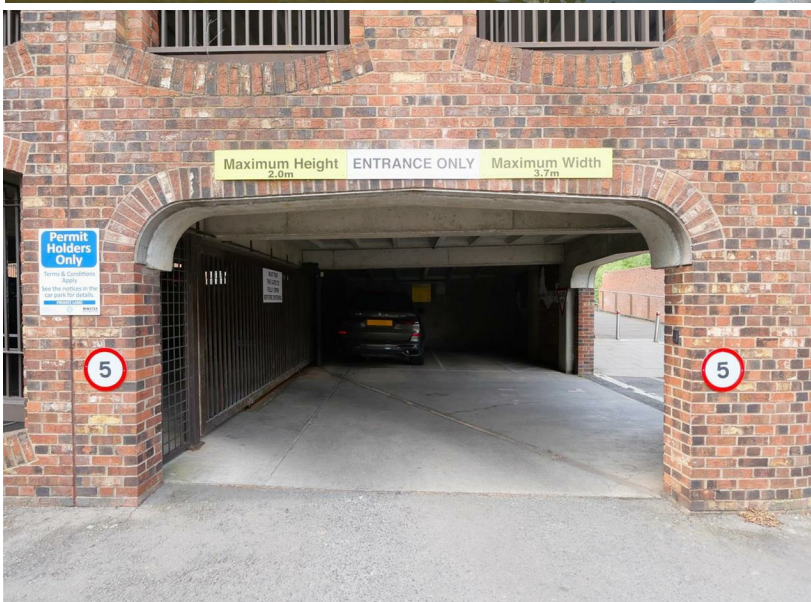
Set within the highly sought-after Rowntree Wharf development, this beautifully presented one-bedroom apartment forms part of a charming Grade II listed building, perfectly positioned on the banks of the River Foss and features allocated parking.

Upon entering, you are welcomed by an inviting entrance hall. The generous double bedroom features fitted storage and an abundance of natural light streaming through large windows. The spacious lounge provides a versatile living/dining area, ideal for both relaxing and entertaining, while the adjoining kitchen is well-equipped with a range of wall and base units and space for essential appliances. Moreover, the bathroom is fitted with a three-piece suite, offering both comfort and functionality.

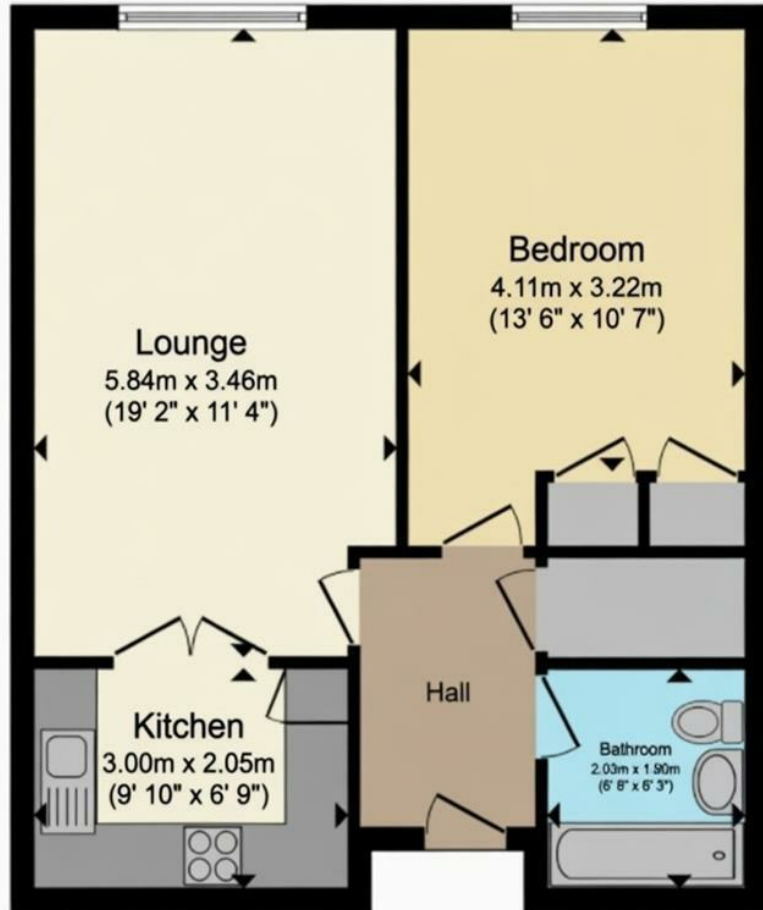
Externally, residents benefit from well-maintained communal areas and attractive outdoor spaces, all enjoying tranquil views overlooking the river.

Offered to the market with no onward chain, this delightful property presents an excellent opportunity for first-time buyers, investors, or those seeking a unique home in a historic and desirable riverside location within York.





FLOOR PLAN

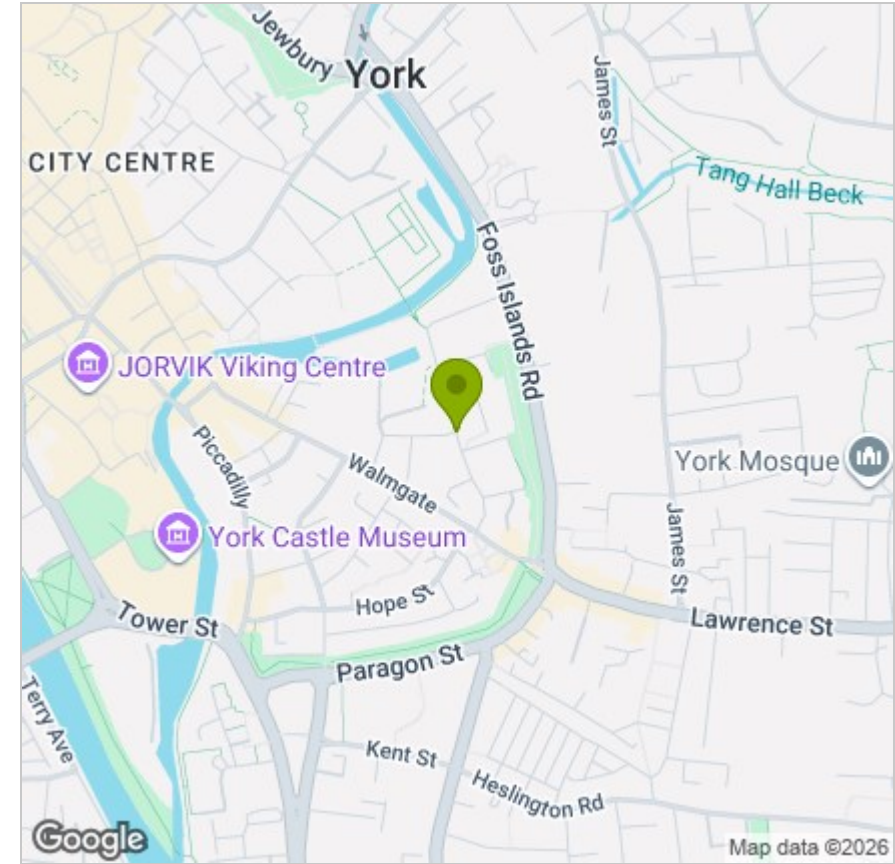


Total Floor Area Calculation

Lounge: 5.84m x 3.46m = 20.21 sq m (217.5 sq ft)
 Bedroom: 4.11m x 3.22m = 13.23 sq m (142.5 sq ft)
 Kitchen: 3.00m x 2.05m = 6.15 sq m (66.2 sq ft)
 Bathroom: 2.03m x 1.90m = 3.86 sq m (41.5 sq ft)
 Hall: (Estimated) 5.50 sq m (59.2 sq ft)

Total Area: 49.0 sq m (527 sq ft)

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		
(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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