



99 Nunnery Lane
York, YO23 1AH
£155,000

A 1 bedroom apartment set within this converted period property within a few minutes walk of the city centre and the railway station and just around the corner from the popular Bishopthorpe Road shopping parade.

The property provides bright and well presented living accommodation, comprising entrance hall, living room, fitted dining kitchen, bedroom and shower room/WC complete with gas central heating. Ideal first time buyer purchase or investment property.

Lounge

Bedroom

Kitchen

Shower Room

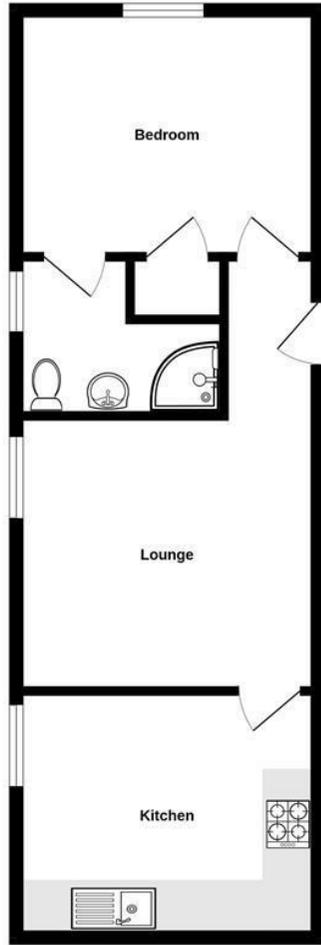
Agents note:

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.



FLOOR PLAN

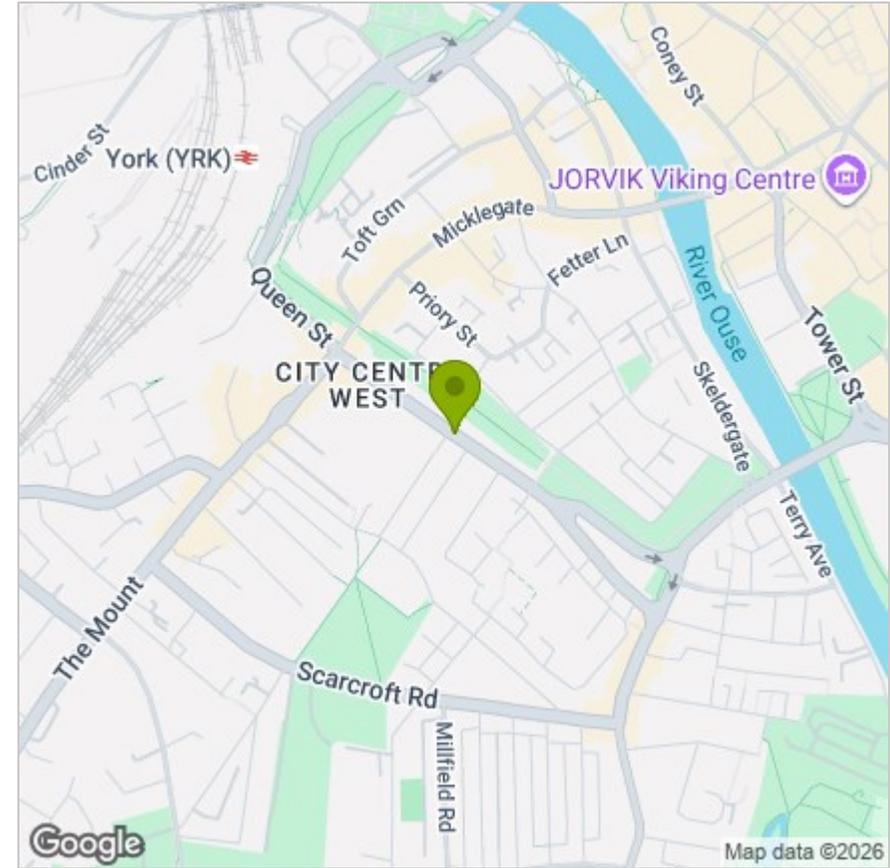
Flat 3 First Floor
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (43.0 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		75	75
(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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