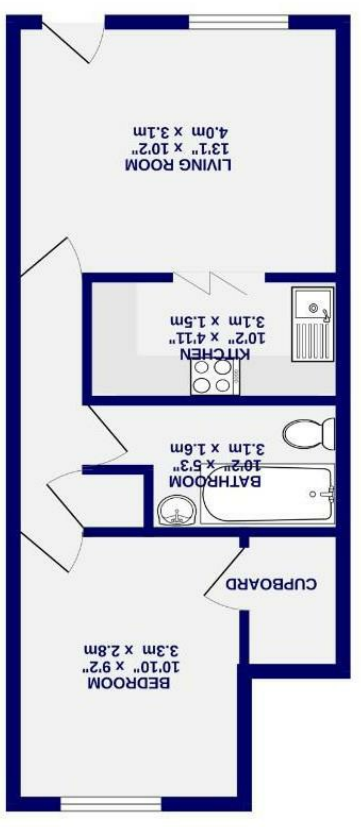


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.

- EPC C
- Allocated Parking
- Close To University Of York
- Vacant Possession Available
- Opportunity To Update
- Perfect First Home
- Popular Residential Area
- Ideally Placed For City Centre
- Ground Floor
- One Bedroom Apartment

Leasehold  
Council Tax Band - B  
**Escrick Street**  
**, York**  
**YO10 4AW**

What every agent should know before showing a property to a client. The agent should ensure that the property is in good working order and that the measurements are correct. The agent should also ensure that the property is in good structural condition and that the measurements are correct. The agent should also ensure that the property is in good working order and that the measurements are correct.



GROUND FLOOR  
388 sq. ft. (36.0 sq.m.) approx.



Escrick Street  
, York  
YO10 4AW

Offers Over £140,000



Located in the popular Fishergate area, within easy reach of York city centre, the train station, and the University of York, is this ground floor one-bedroom apartment. Offering an excellent opportunity for cosmetic updating, it presents a fantastic option for first-time buyers or investors alike.

The accommodation comprises an open-plan living and dining area with French doors leading through to the fitted kitchen. There is also a double bedroom and a three-piece house bathroom. There is also the added benefit on an allocated parking space. Offered with no onward chain, this property is well worth viewing to appreciate its potential and convenient setting.

Leasehold  
Length of lease- 217 years remaining  
Ground rent - £0  
Ground rent review period- Fixed  
Service Charge- £626.29 per annum  
Reserve Fund- £349.06 per annum

Council Tax Band B

