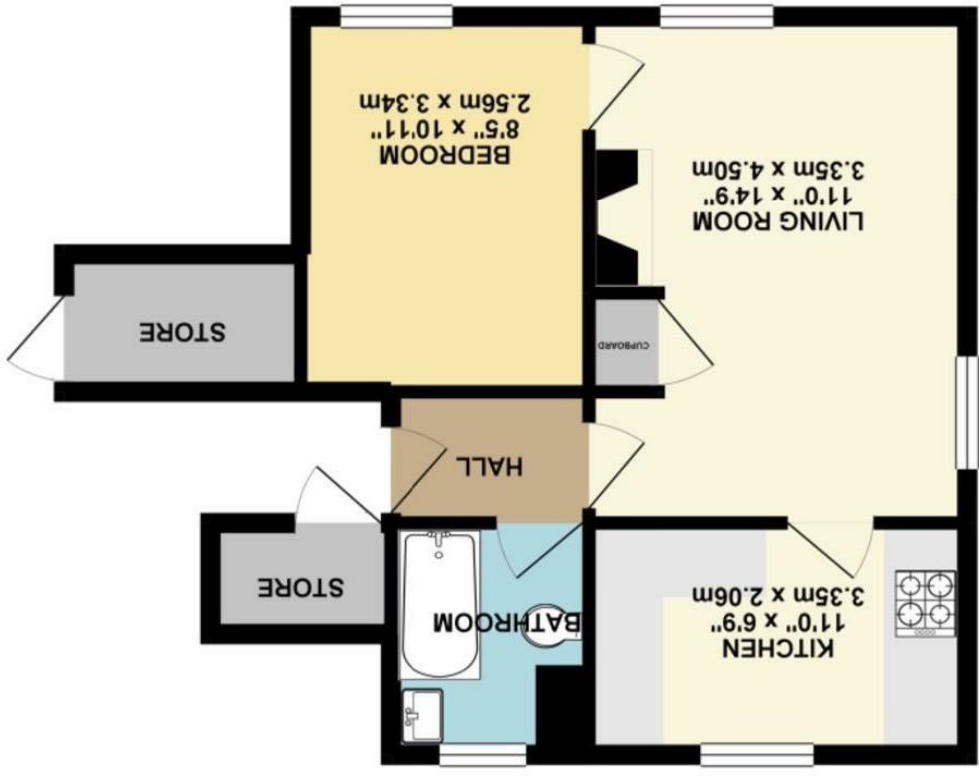


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

TOTAL FLOOR AREA - 434.46 sq. ft. (40.36 sq. m.) approx.
 OTHER MEASUREMENTS: The measurements are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



GROUND FLOOR 434.46 sq. ft. (40.36 sq. m.)

England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	69
Potential	72



4 Rosemary Place, York
 £150,000





Description

Located within the City Walls...The perfect first time buy!

This one bedroom apartment is located just inside the Walmgate Bar and briefly comprises; entrance hall, lounge, kitchen, DOUBLE bedroom and bathroom.

If you are looking for your first buy or the perfect investment - this could be the one!