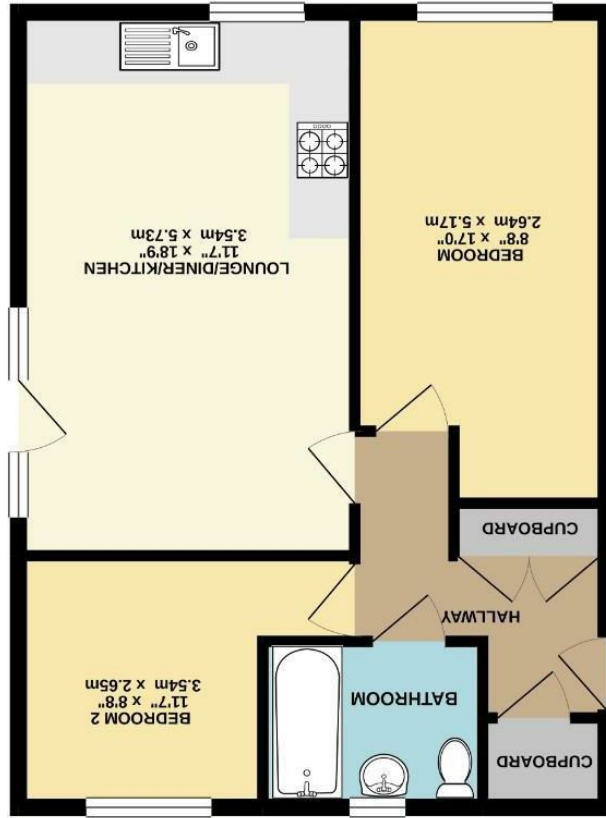


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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.

When every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and distances are not necessarily taken to the centre of lines, corners, walls, floors and surfaces and are not intended to be used as such for any prospective purchaser. The services, appliances and fittings are not tested and no guarantee is given. Measurements are given to the nearest millimetre. Areas are given to the nearest square metre. All dimensions are approximate and should be checked and confirmed by your solicitor prior to exchange of contracts.



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
82	84

Energy Efficiency Rating



17 Yearsley House, York  
 Offers In Excess Of £160,000



Ashtons



## Description

This spacious two bedroom apartment benefits from an impressive open plan lounge/diner and a fitted kitchen with built-in appliances. Placed not far from Huntington Road, the property offers easy access to the City centre and a simple route out towards the ring road.

The apartment is accessed via a communal hallway with a staircase leading to the first floor. The internal accommodation begins with a well proportioned entrance hallway. The heart of the home is the fabulous lounge/diner and fitted kitchen. Bathed in light, the fitted kitchen boasts a built-in oven, hob, fridge, freezer, dishwasher and washing machine. There are two good sized double bedrooms, and a house bathroom.

Outside the development is an allocated parking space. The property really must be viewed to appreciate the accommodation on offer and also features double glazing throughout and electric heating.