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**LINLEY &
SIMPSON**



DALTON TERRACE, YORK, YO24 4DA

We are delighted to offer this well presented and stylish two bedroom apartment which has undergone an extensive degree of renovation throughout and is one not to be missed. The property is located on Dalton Terrace hidden away from the hustle and bustle of York.

Guide Price £230,000

We are delighted to offer this well presented and stylish two bedroom apartment which has undergone an extensive degree of renovation throughout and is one not to be missed. The property is located on Dalton Terrace hidden away from the hustle and bustle of York. The property also benefits from a south west facing roof terrace which adds to the overall appeal of this charming property. Accommodation comprising of individual access via stairs and terrace leading to the stylish apartment. You enter into the property via the modern kitchen area with dining space, open plan living room, inner hallway leading to the two generous bedrooms and modern family bathroom. The property also benefits from gas central heating system, off street parking with garage and south west facing sun terrace. Viewing highly recommended.

ENTRANCE STAIRS AND DECKING

This individual apartment has its own access via the driveway area, leading to a terrace and French doors to the kitchen.

SITTING ROOM

The modern living area is finished to a high standard with hard wood flooring, double glazed window to front, telephone point, television point, radiator.

DINING KITCHEN 9'10" x 17'4" (3.00m x 5.28m)

French doors leading to a fantastic open plan kitchen/diner with a modern kitchen with granite worktops and splashbacks, built-in electric oven, extractor hood, space for washing machine, radiator.

INNER HALLWAY

Door ways lead to both bedrooms and family bathroom.

BEDROOM ONE 11'10" x 10'4" (3.60m x 3.15m)

Telephone point, television point, radiator, French doors leading to the sun terrace.

BEDROOM TWO 6'11" x 13'1" (2.10m x 4.00m)

Telephone point, television point, radiator, double glazed window to front overlooking the sun terrace.

BATHROOM

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, tiled walls, radiator.

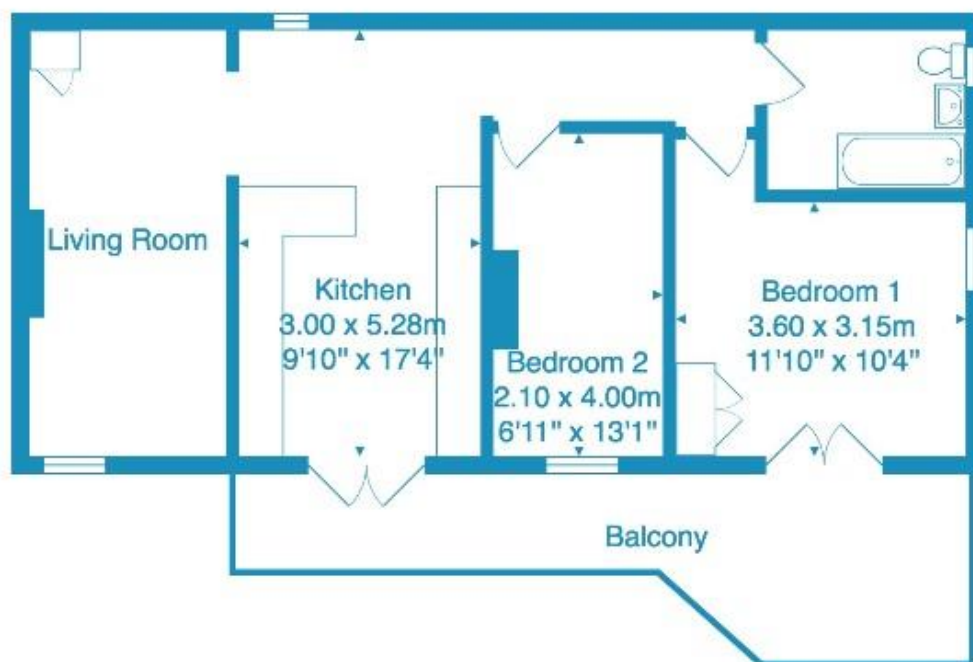
GARAGE

There is a garage with up and over door, electrics and lighting.

OUTSIDE

There is a south west facing sun terrace with non-slip wood effect flooring.





All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	47
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.			

Additional Information

LEASEHOLD: We are informed by the Vendor that the property is leasehold with each owner having a share of the freehold. We are awaiting confirmation of the full leasehold details for the property. A buyer is advised to obtain verification from their solicitor or legal advisor.

AGENTS NOTES:

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