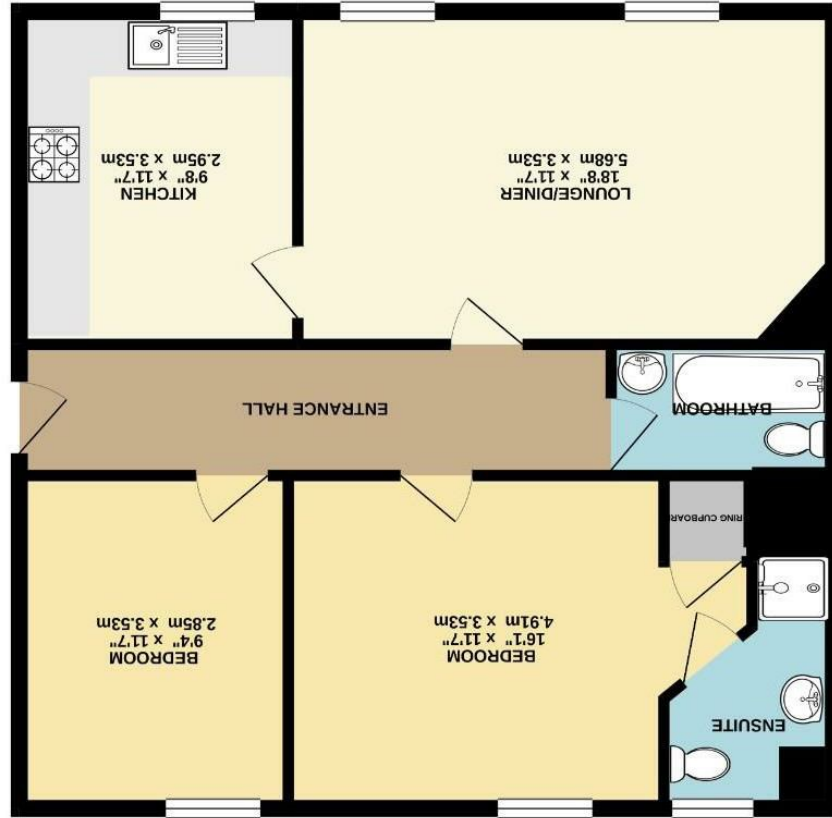


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

What every attempt has been made to ensure the accuracy of the local content here. Measurements of doors, windows, stairs and any other features are approximate and responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. The service systems and appliances shown are not tested and no guarantee is given as to their quality or efficiency. Plans are made with AutoCAD.

England & Wales	
EU Directive 2002/91/EC	
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	65
Potential	83



FIRST FLOOR
 769 sq.ft. (71.4 sq.m.) approx.



Yearsley House Pinsent Court, York
 £190,000





Description

This spacious two bedroom apartment benefits from an impressive open plan lounge/diner and a fitted kitchen with built-in appliances. Set within a period building with views of the famous Minster, which has been sympathetically modernised throughout 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 is a master bedroom with the advantage of an en-suite shower room, a second good sized double bedroom and finally a three piece 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.