



## Terrys Mews, York

- TWO BEDROOMS
- SOUGHT AFTER LOCATION
- LIVING KITCHEN DINER
- EPC RATING C
- PARKING
- FIRST FLOOR
- COUNCIL TAX BAND D

**£260,000**

**Tenure: Leasehold**

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# Terrys Mews, York

## DESCRIPTION

A beautifully presented, two bedroom, first floor apartment in the hugely popular Bishopthorpe Road area of York.

The property is accessed via a communal entrance with intercom entry system.

Once entering the apartment itself you have an entrance hall providing access to the other principal rooms.

The spacious living dining kitchen is filled with light through floor to ceiling windows to two elevations. The kitchen area has a range of base and wall units, integrated appliances and space and plumbing for a free standing washing machine.

There are two bedrooms and a bathroom which completes the accommodation with a sink, W.C and bath with shower over.

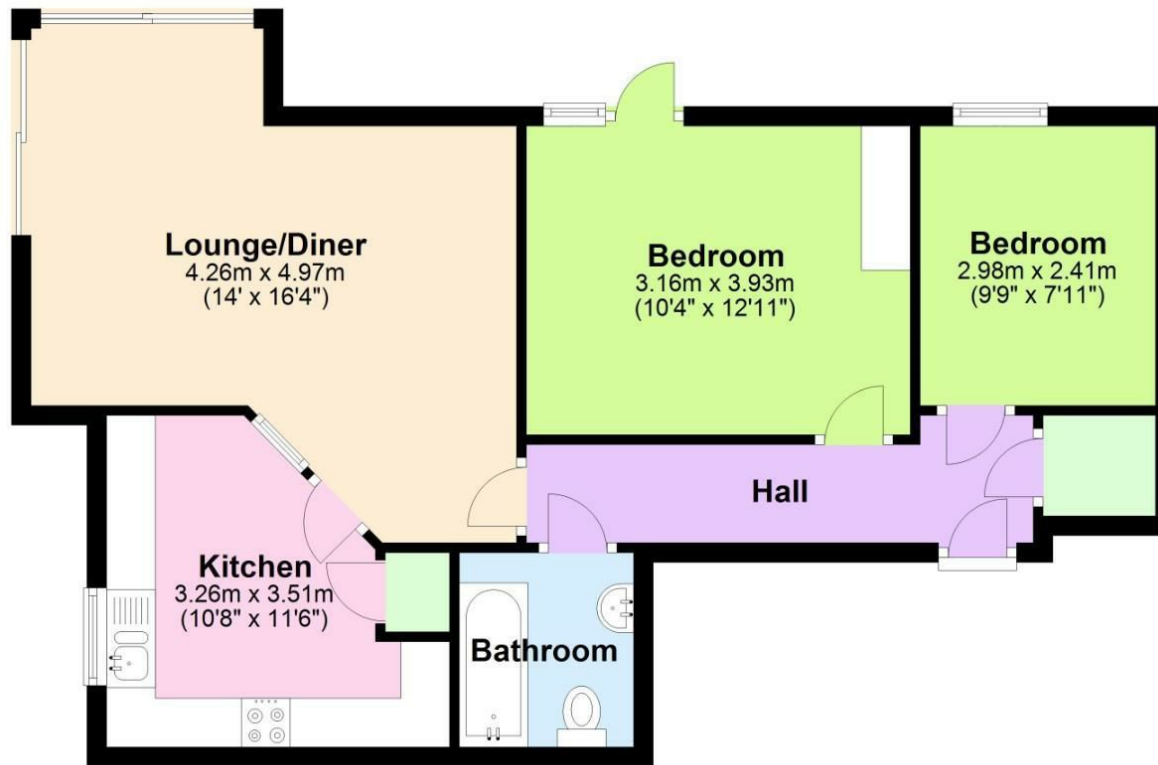
The property benefits from an allocated parking space and is offered for sale with no onward chain.

Viewing is highly recommended to truly appreciate the quality of this apartment.



## First Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 61.6 sq. metres (663.1 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

**4 Terrys Mews**

## Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com <https://www.hunters.com>



Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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