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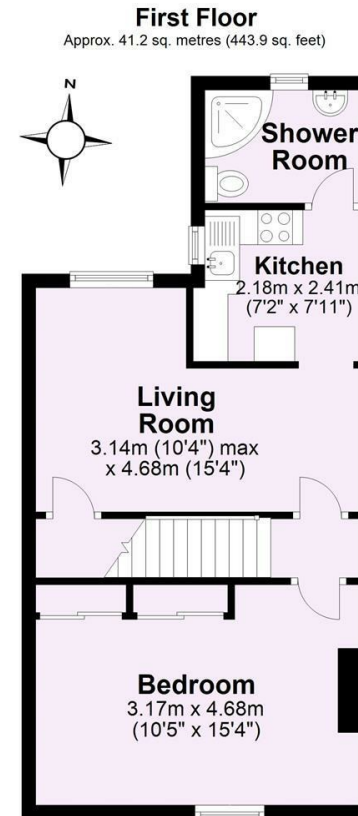
96 Sutherland Street, York YO23 1HQ

A good sized ONE BEDROOM FIRST FLOOR APARTMENT enjoying a private entrance and courtyard garden, situated in the popular and sought after SOUTH BANK location with the benefit of a long lease.

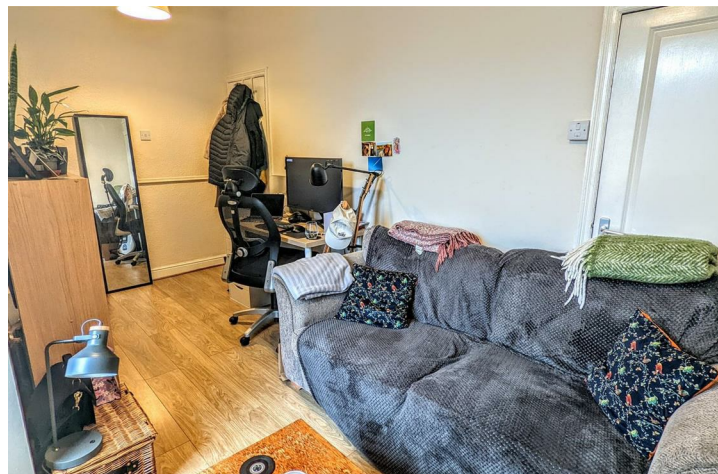
- First Floor Apartment
- One Double Bedroom
- Living Room
- Kitchen
- Shower Room
- Private Entrance
- Private Enclosed Courtyard
- South Bank Location
- Long Lease
- Ideal for Rental or First Home

Guide Price £150,000

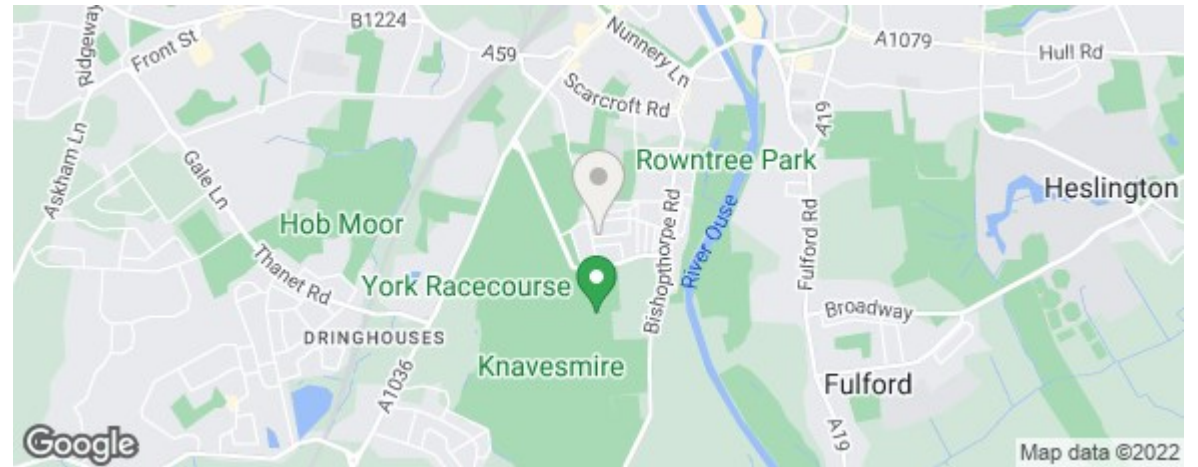
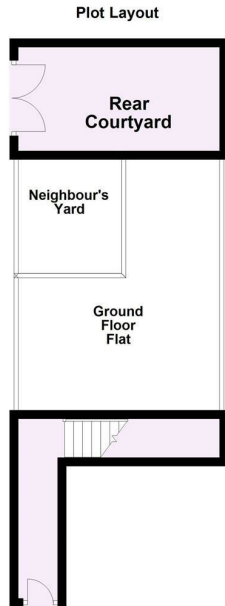
Tenure: Leasehold - Share of Freehold



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		50	65
England & Wales			

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

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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