



35 Scholars Court, Dringhouses, York YO24 1UB

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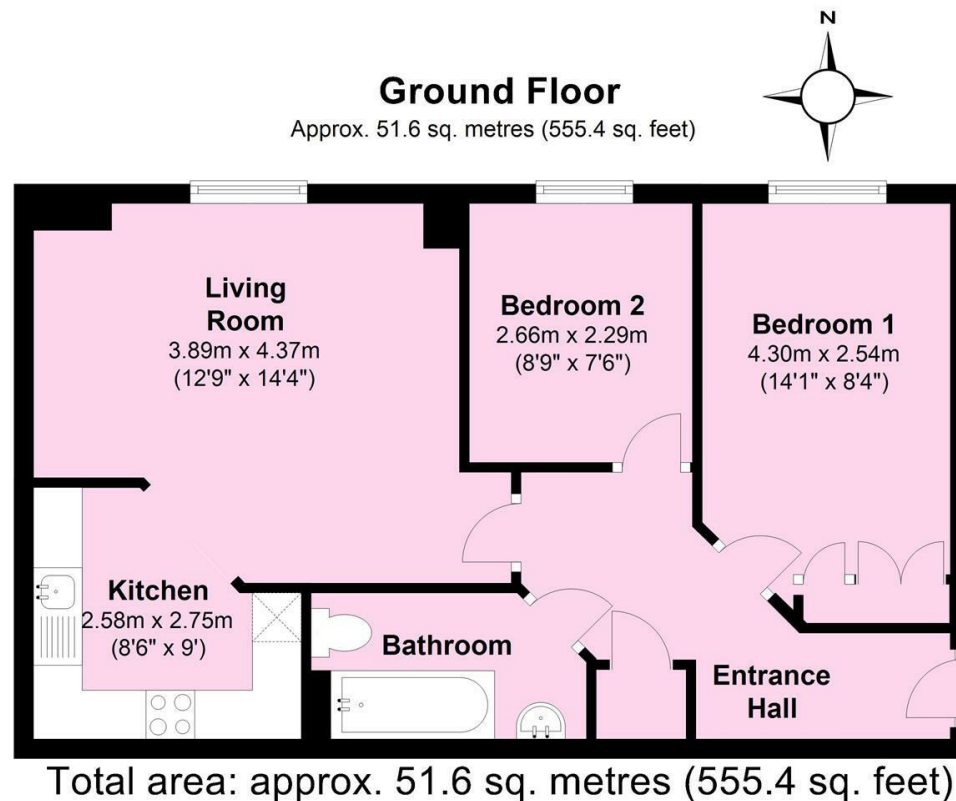
A spacious GROUND FLOOR APARTMENT situated within a POPULAR AND CONVENIENT location, lying just off TADCASTER ROAD and within easy reach of York City Centre, the outer ring road and A64.

- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living Area
- Integrated Kitchen Appliances
- Modern Bathroom
- Electric Night Storage Heating
- Local Shops and Facilities
- Easy Access to City Centre
- Ideal Investment Opportunity
- No Chain

Guide Price £185,000

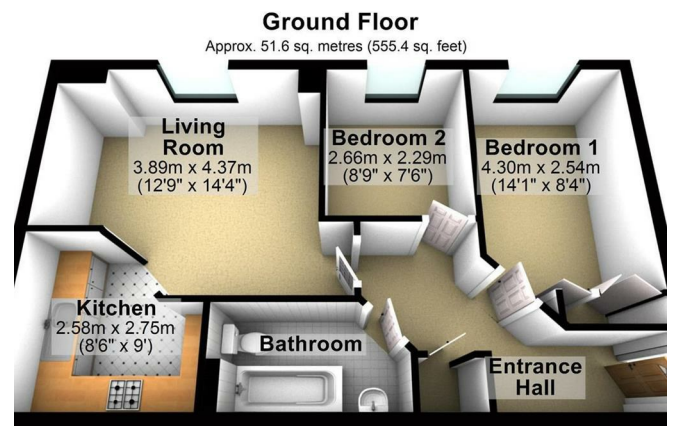
Tenure: Leasehold

Council Tax Band: C



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

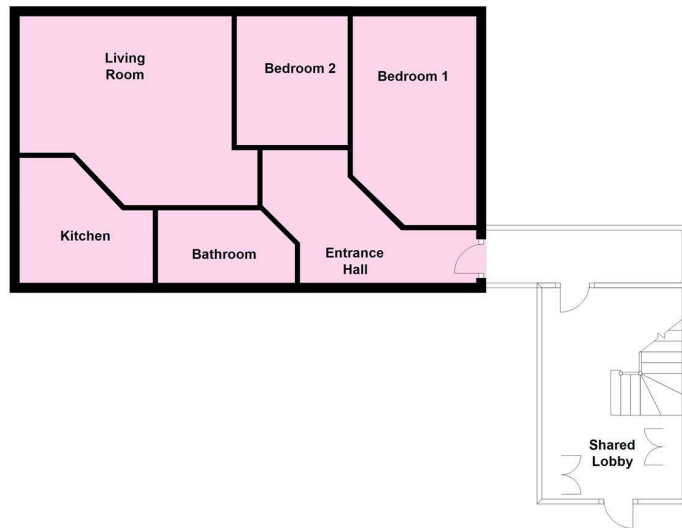




Total area: approx. 51.6 sq. metres (555.4 sq. feet)

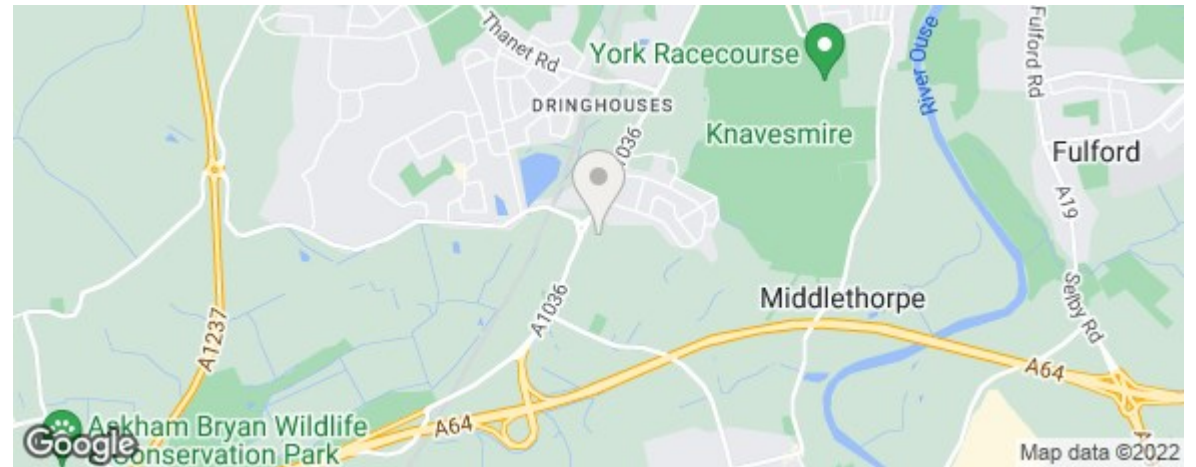
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Plot Layout



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		
England & Wales	68	69
EU Directive 2002/91/EC		

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		
England & Wales	71	71
EU Directive 2002/91/EC		



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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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