



1 Dukes Wharf Terry Avenue , York, YO23 1JE

Dukes Wharf is a prime development situated on the western banks of the River Ouse, in the sought-after location of Clementhorpe. Built in 1984, this handsome building is well situated for access to the excellent amenities of York City Centre, Bishopthorpe Road, York Railway Station and various commuter links.

£475,000

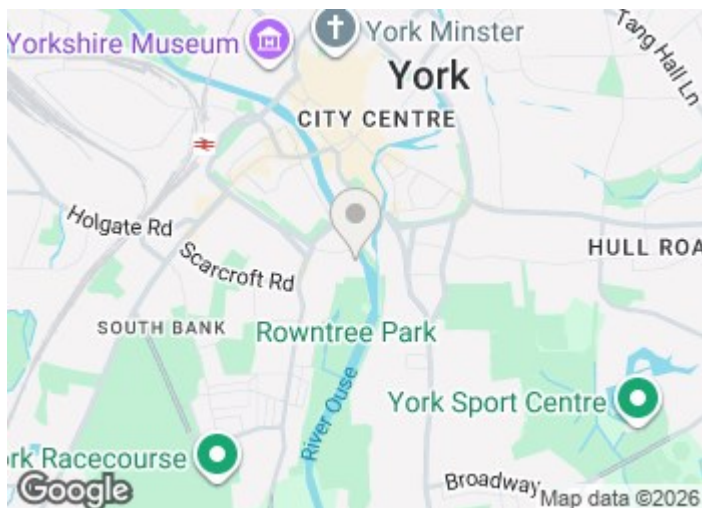
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- Three Bedroom Apartment
- Secure Parking Space
- River Views
- Walking Distance to City Centre
- EPC Rating - C
- No Onward Chain

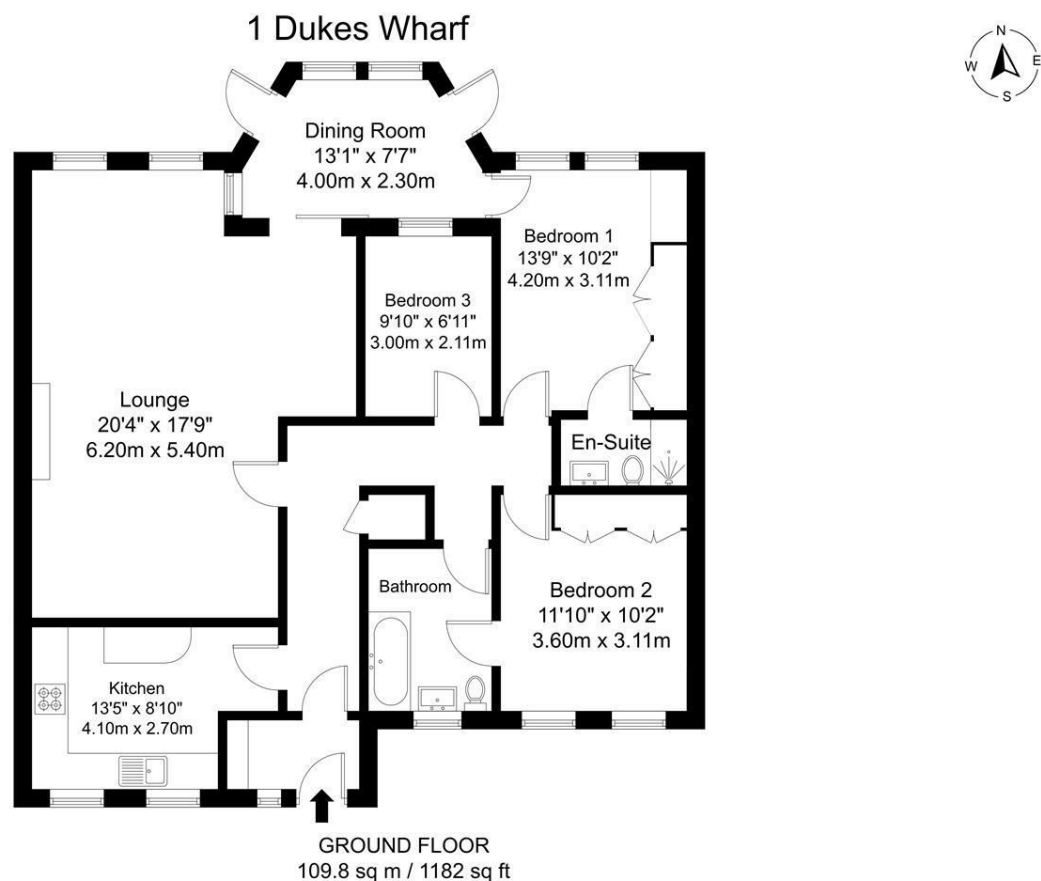
Offer Procedure



Directions



Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 109.8 sq m / 1182 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		