

# N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 12 Smales Street

, York, YO1 6EW

Located within the prestigious city walls of York, this delightful two-bedroom mid-terrace home showcases modern living at its finest. Benefitting from the charm of cobbled streets and the convenience of urban living, this home offers an ideal retreat in the heart of York and is crucially offered with no onward chain.

**£275,000**

# 12 Smales Street

, York, YO1 6EW



- Period Terraced Home
- Within the City Walls
- Two Bedrooms
- Two Reception Rooms
- No Onward Chain



**Directions**





Floor Plan

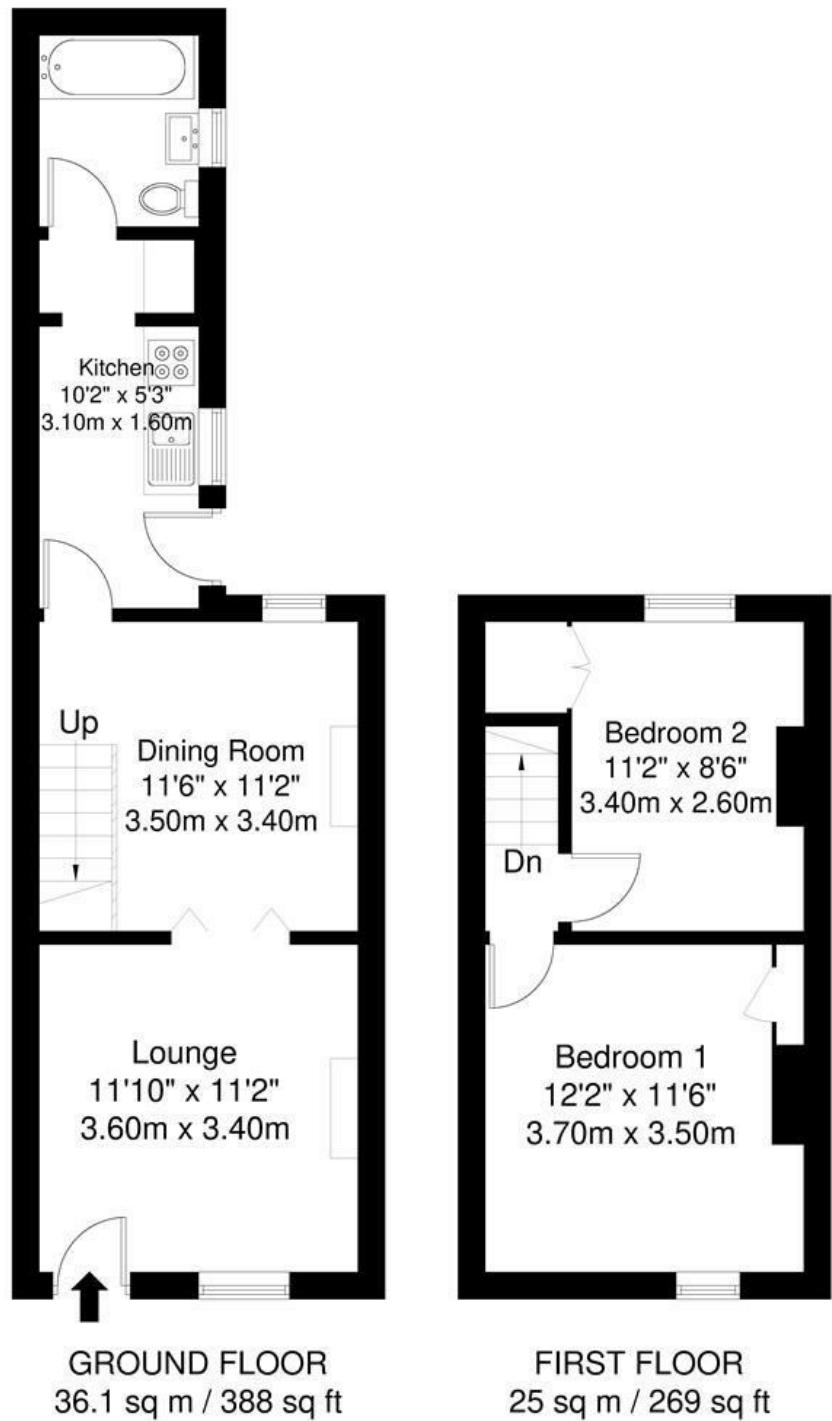


Illustration for identification purposes only, measurements are approximate, not to scale

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC