

N A I S H

ESTATE AGENTS



YORK
EST. 1939



4 The Old Brewery Ogleforth , York, YO1 7JG

INCREDIBLE THREE BEDROOM DUPLEX IN YORK CITY CENTRE. AVAILABLE WITH NO ONWARD CHAIN.

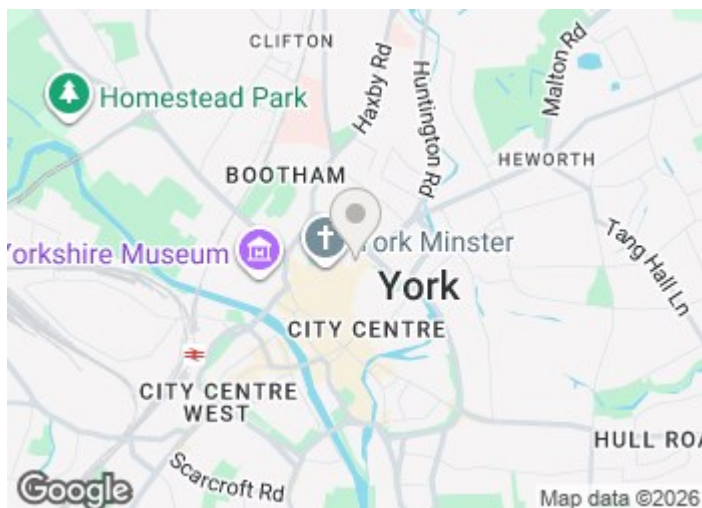
Offers In The Region Of £525,000

4 The Old Brewery Ogleforth

, York, YO1 7JG



- THREE BEDROOMS
- CITY CENTRE LOCATION
- LONG LEASE
- GATED WITH PARKING
- IMMACULATED PRESENTED THROUGHOUT
- COMMUNAL GARDENS AND BIKE STORE
- NO ONWARD CHAIN

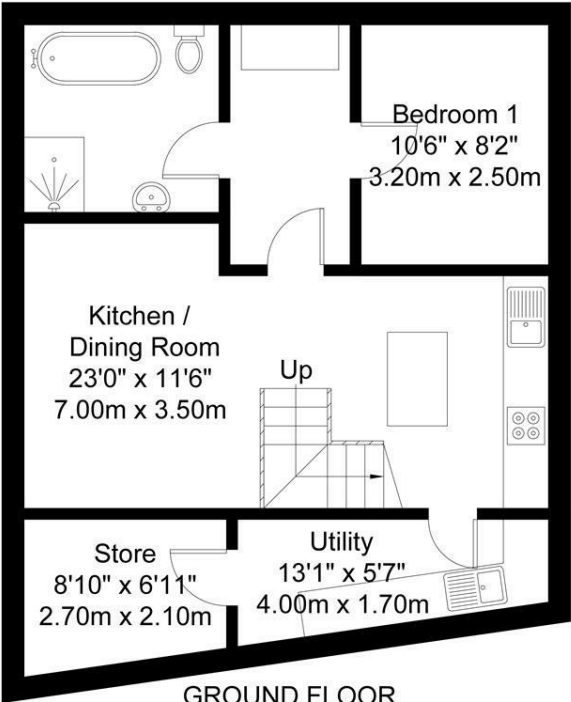


Directions

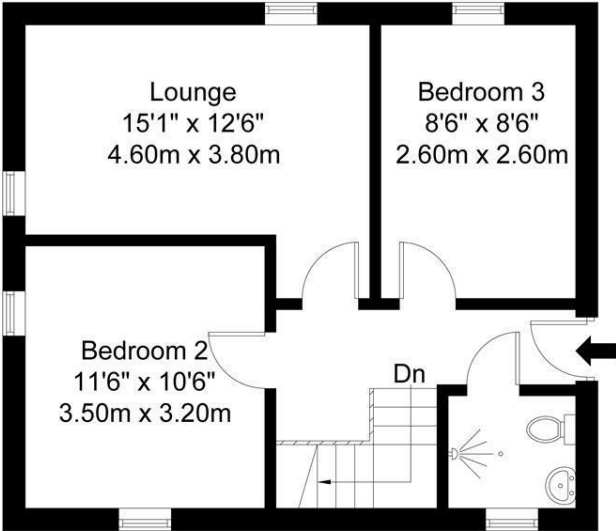


Floor Plan

Flat 4, The Old Brewery



GROUND FLOOR
57.4 sq m / 617 sq ft



FIRST FLOOR
47.4 sq m / 510 sq ft

APPROXIMATE GROSS INTERNAL AREA = 104.8 sq m / 1127 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	83	83
(69-80) C		
(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		