





Accommodation

A spacious and well presented ground floor apartment, situated just a few seconds walk from the city centre.

The central location means the property is ideally placed for amenities, including an array of shops, restaurants and public houses.

Internally the apartment offers a modern open plan feel, with plenty of space for both living and dining areas. The living area is located toward the front of the apartment with window to the street. The kitchen/diner offers a tiled floor and a range of fitted units, with an integrated electric oven and hob.

Dropping down from the city centre via Kirkgate and Duck Hill, Mill house is located on the left hand side, where a door with entry phone system leads to a communal hallway which services the apartments, whilst also offering a handy storage cupboard. The apartment itself offers an entrance hall with further storage cupboard, open plan living area, a generous double bedroom and the bathroom, fitted with a bath and shower.

The property offers electric heating and it is sure to appeal to a variety of potential purchasers, including first time buyers. It is also an ideal buy to let opportunity and whilst the apartment can be sold with vacant possession, there is currently a tenant in place, providing a good yield.

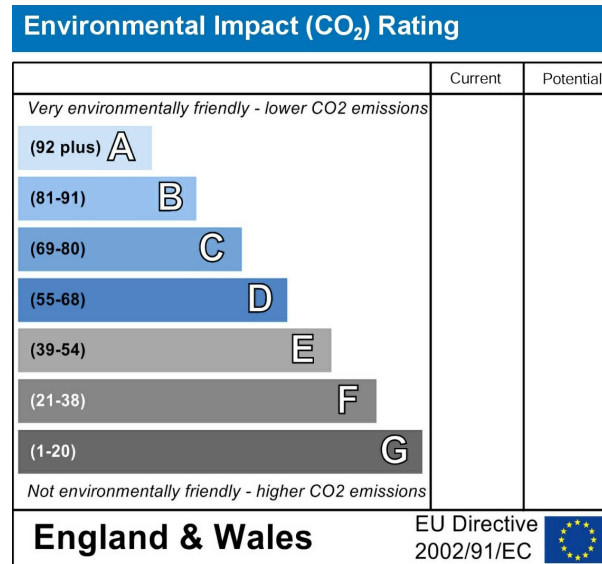
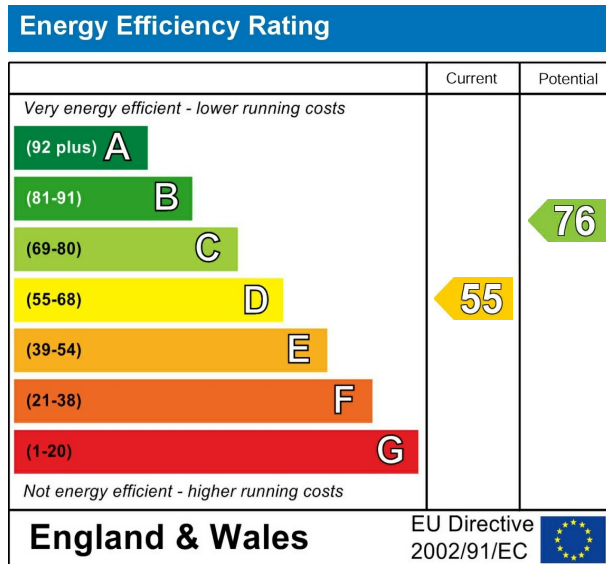
A great opportunity to live centrally at an affordable price.



Floorplan



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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