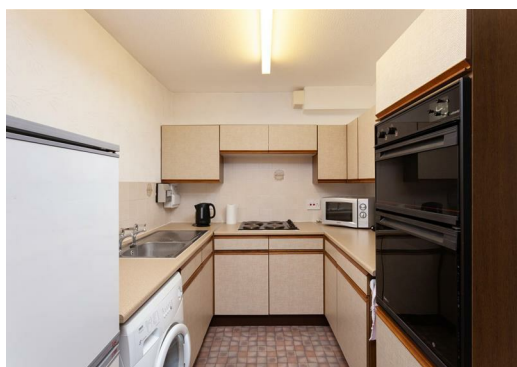




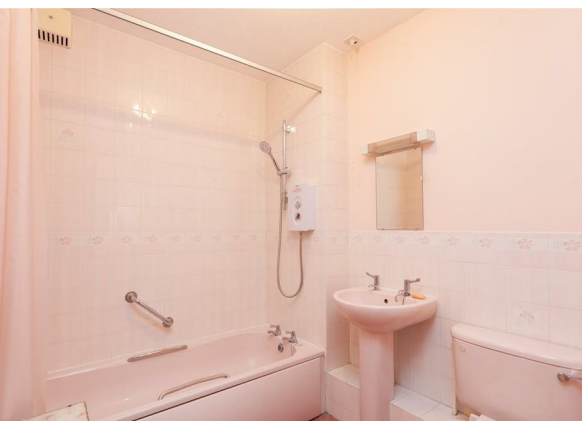
Greenshaw Drive, Wigginton, York Offers Over £100,000

A spacious and well-presented first floor apartment located within this highly sought-after over 60's development within walking distance to local amenities and which is available for sale with vacant possession and no forward chain.



Upon entering the property is the central hallway which offers access to the living accommodation and has a useful cupboard for storage.

The sitting room is spacious in size and has a large bay window allowing light to flow into the room and provides pleasant views across the front of the development. There is also an electric fireplace acting as the focal point of the room.



Through the sitting room is the fitted kitchen which benefits from wall and base storage units and a stainless steel sink with drying area. The kitchen has an integrated electric oven and 4 ring electric hob with space for a fridge/freezer and washing machine.

The property benefits from two well-proportioned bedrooms with bedroom one being a spacious double with storage space built in.

The property has a part-tiled bathroom comprising a three-piece suite including bathtub with showerhead over, WC and wash hand basin.



The development offers independent living with an estate manager and benefits from communal areas including a shared lounge and well-maintained gardens.

Tenure: Leasehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: C

Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 809900

*Download speeds vary by broadband providers so please check with them before purchasing.

Starting Year of Lease : 120 Years

Years remaining on Lease ; 83 years left as of 01/08/2024

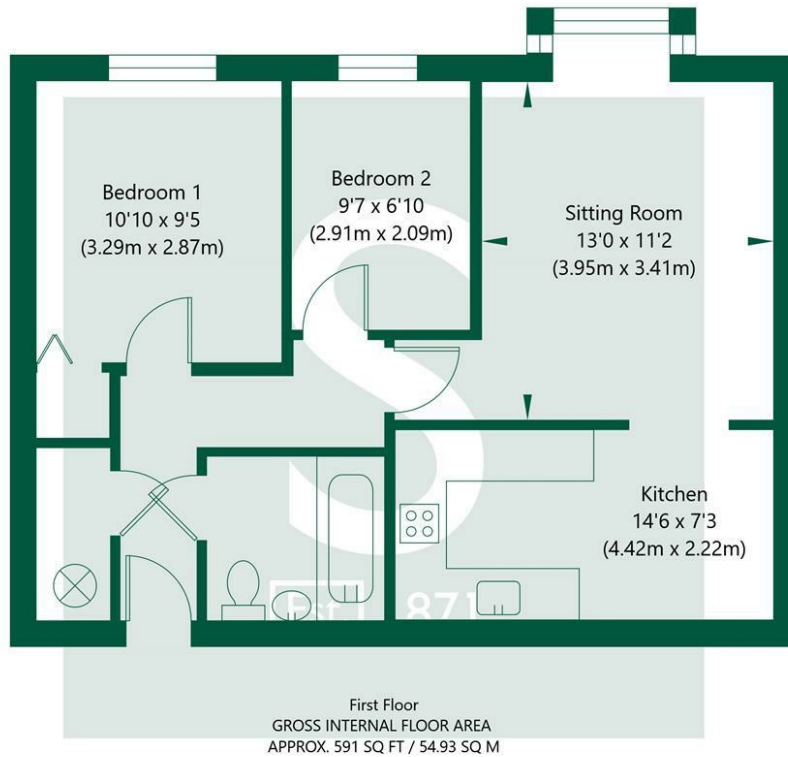
Service Charge : £271.76 per Month

Ground Rent : £0

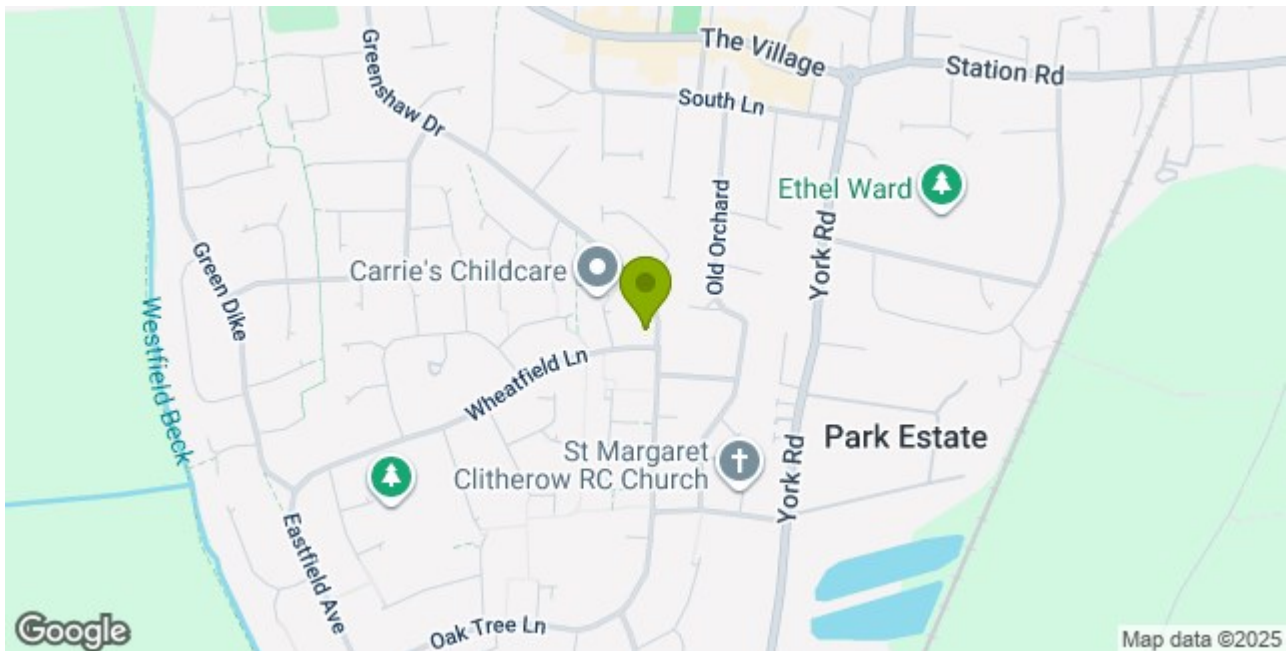
Management Company : Anchor Housing Association 0333 3638851



St Marys Mews, York, YO32 2SE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 591 SQ FT / 54.93 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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