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6 ASSEMBLY HOUSE • THE AVENUE • CLIFTON • YORK



6 ASSEMBLY HOUSE

The Avenue, Clifton, York YO30 6BN

City centre ½ mile • York ring road 2 miles

Exceptional apartment with unusually generous open plan living space, a communal garden and parking

Entrance hall with cloaks cupboard • sitting/dining room and kitchen • bedroom with en suite bathroom • 2nd bedroom • bathroom

Communal garden • single allocated parking space

For Sale Leasehold

Assembly House is a modern apartment block found in a peaceful enclave, just off a tree-lined avenue in Clifton. Its convenience cannot be underestimated, being within a few minutes' stroll of the local amenities of Clifton Green and just a short walk from the city centre and riverside pathway. No. 6 is a luxury apartment on the second floor. It features 180-degree views from the remarkable open plan sitting/dining room with a sleek, modern kitchen that wraps around three sides of the property, extending some 45 ft. The property comes with an allocated parking space and communal garden.

- Luxury apartment on the 2nd floor
- 2 bedrooms, 2 bathrooms
- Unusually spacious living area ideal for entertaining
- Ideal lock up & leave
- Communal garden
- Secure private parking
- Just a few minutes' stroll from amenities of Clifton village
- Walking distance to York city centre

The wide entrance hall has a walk-in cloaks cupboard and is illuminated through double glazed doors that give access to the living area. The sitting/dining room is open plan to the kitchen and the entire space wraps around the apartment from east to west providing ample space to accommodate a formal dining area, office and seating area. Five windows illuminate the room in natural light. The fitted kitchen is by the German brand, Nolte Kitchens UK, and was fitted in spring 2024. It includes Silestone work surfaces from Belgravia Stone, LED workspace lighting and built-in Siemens appliances that take advantage of smart technology and include an induction hob.

Both bedrooms are good sized doubles with west facing windows and fitted wardrobes. Bedroom 1 has an en suite shower room with natural light and underfloor heating. The main bathroom is a large wet room with a rainfall shower, wc and programmable heated towel rail.

Outside

Assembly House sits within landscaped gardens and grounds. There is a large

communal garden comprising two areas of sweeping lawn either side of the private drive, sprinkled with mature broadleaf trees. Both areas offer sheltered and private green space.

A car park is accessed through secure electric gates. No. 6 has been allocated a single parking space, and there are options for guest parking on the private road.

Two large bicycle/storage sheds with allocated space.

Environ

The Avenue lies on the doorstep of Clifton village with its range of shops including a much-loved butchers/pie shop, convenience store, hairdresser, dentist, doctors, cafés and a public house. The railway station and city centre can both be reached on foot, along Bootham or the leafy riverside path. Across the road is Homestead Park, and cycle lanes/footpath provide popular routes along the river Ouse to Rawcliffe country park. Clifton lies at the right side of the city for easy vehicular access to York bypass.



Tenure: Leasehold. Lease 136 years remaining (155 years from 2005).

Ground Rent: £300 year ending 31.12.2024

Service Charge: £1815.42 from June 2024-June 2025.

EPC Rating: C

Council Tax Band: E

Services & Systems: Mains electricity, water and drainage. Electric central heating with motion sensor and programmable radiators.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

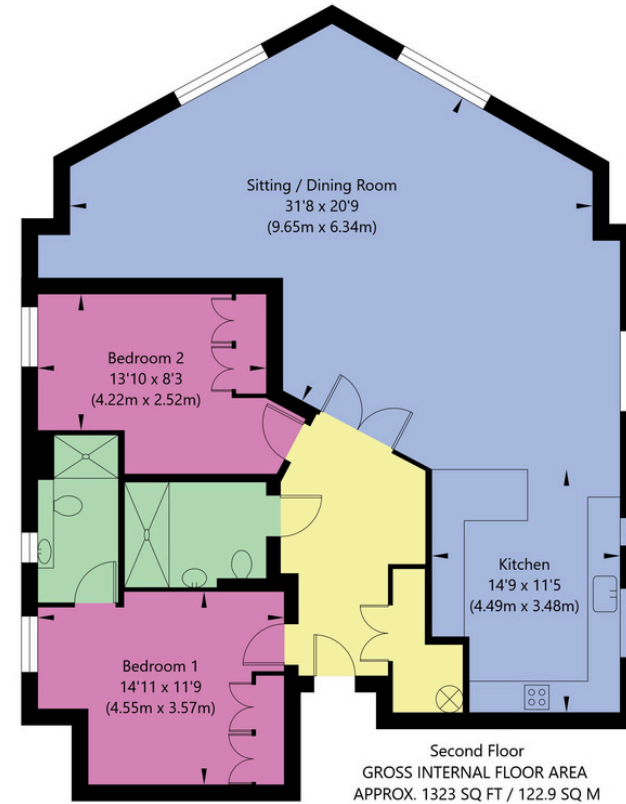
Local Authority: City of York Council www.york.gov.uk

Directions: Take The Avenue from Clifton. Three-quarters of the way down is a block-paved road on the right hand side signposted 'Centenary House, Assembly House, Masters House'. Assembly House is the last mansion block on the left hand side. What3words///moth.tribes.harsh

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

6 Assembly House, The Avenue, York YO30 6BN



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1323 SQ FT / 122.9 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1323 SQ FT / 122.9 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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