



Lucas Avenue, York Price £160,000

An ideally situated one bedroom first floor apartment. The property is just a short walk from York City Centre and crucially boasts off street parking.



The property is accessed via a solid wood panelled front door which opens immediately onto a staircase leading to the first floor apartment. The staircase opens into the apartment's large, spacious living room with sofa, coffee table, chest of drawers and large built in storage.

Found off the living room is the property's kitchen, which sits to the rear elevation and comes with a range of wall and base units, free standing cooker with four ringed gas hob, fridge freezer, microwave and a range of crockery, cutlery, pots and pans.



The bedroom is a pleasantly sized double bedroom, with large double bed and mattress, wardrobes, bedside table and chest of drawers. Finally, the bathroom briefly comprises of a panelled bath with gravity shower over, pedestal wash basin and low flush wc.

To the outside the property benefits from one off street parking spot accessed via a wrought iron gate to the front of the property.

Tenure: Leasehold - 172 years left on the lease. Ground rent - £10 per annum. Service Charge - £300 per annum.

Services: All services connected

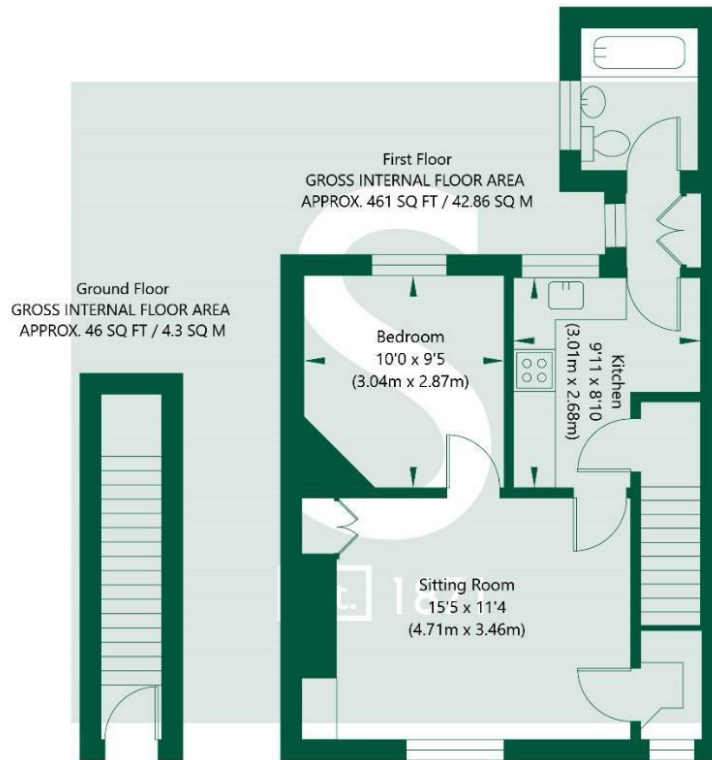
EPC Rating: 70 - C

Council Tax: City of York - Band A

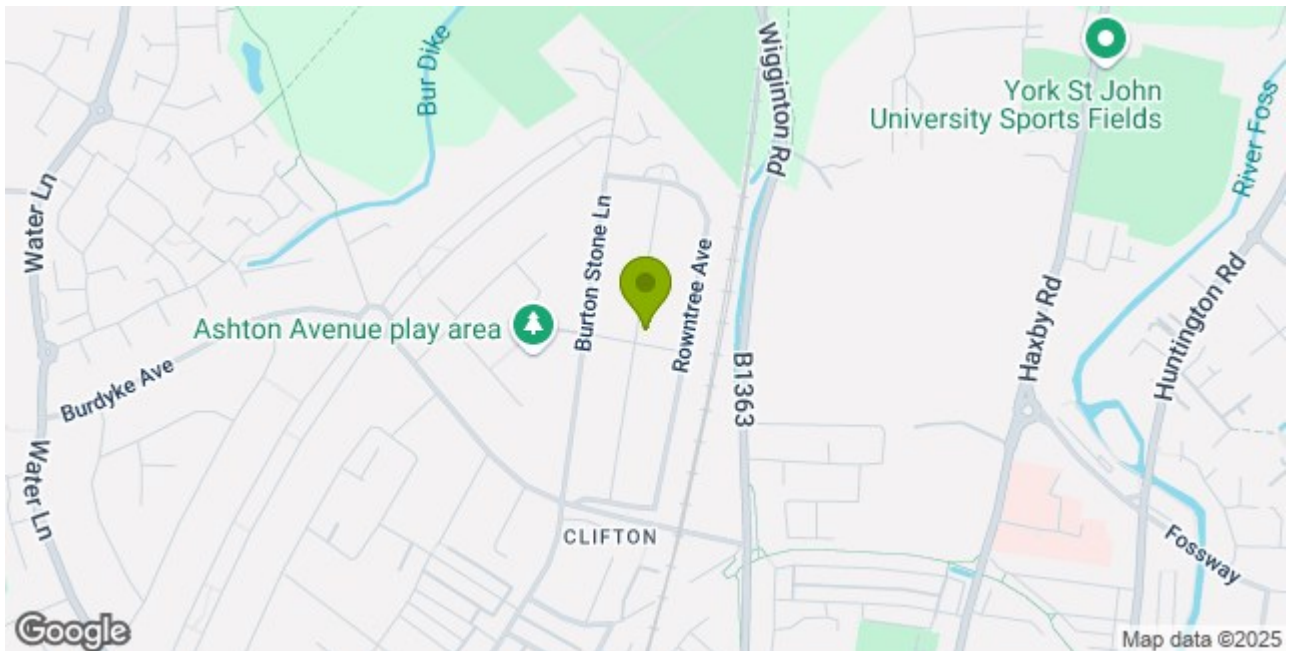
Viewings: Strictly via the selling agent 01904 625533



Lucas Avenue, York, YO30 6HJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 507 SQ FT / 47.16 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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