



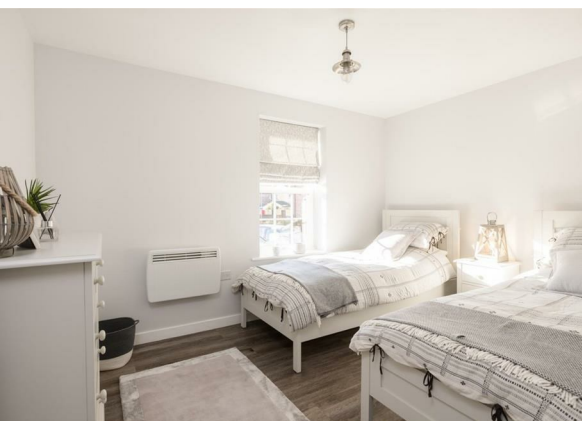
Fossview House, Gladstone Street, York £270,000

A beautifully presented upper ground floor apartment offering spacious accommodation with decked balcony, allocated parking space and a lovely aspect with views over the River Foss. The property is located just off Huntington Road and is crucially offered for sale with no forward chain.



The apartment is entered from a well-looked after communal hallway into the entrance hall, leading to the spacious accommodation. The property features high quality Karndean flooring and are all beautifully presented.

A welcoming open plan sitting and dining room offers ample space for both seating and dining areas and enjoys large windows and patio door leading out to the private decked balcony, with views over the River Foss and a stunning weeping willow backdrop.



The property's kitchen comprises a range of cream shaker style fitted wall and base units with wood effect worktops and cream tiled splashback. High quality integrated appliances include a fridge/freezer, oven with induction hob and extractor hood over and a built-in microwave, as well as space and plumbing for additional appliances.

Two double bedrooms offer spacious and bright accommodation finished to a high standard. The master bedroom enjoys a modern en-suite shower room and door leading out to the decked balcony.



Completing the internal accommodation is a stylish family shower room which consists of a low flush WC, heated towel rail, pedestal hand wash basin and large walk in rainfall shower.

Externally, the property benefits from having an allocated parking space as well as access to some visitor parking spaces. The decked balcony offers a lovely and peaceful space to enjoy a morning cup of coffee by the river. The property also has access to secure bike storage areas and refuge areas.



Situated just off Huntington Road, the building is tucked away and sits in a quiet location whilst still having many local amenities and sitting within an easy stroll into York City Centre.

Tenure: Leasehold

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

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: C

Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

Starting Year of Lease : TBC

Years Remaining on Lease : 137 years

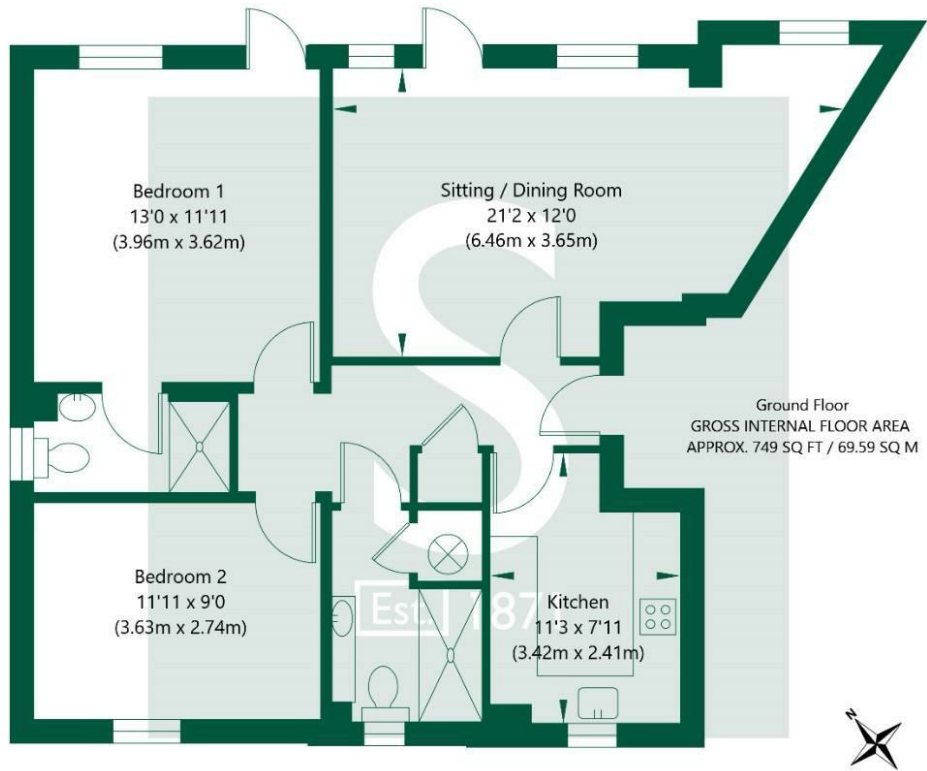
Service Charges : £1748.15 per annum

Ground Rent : £395.90 per annum

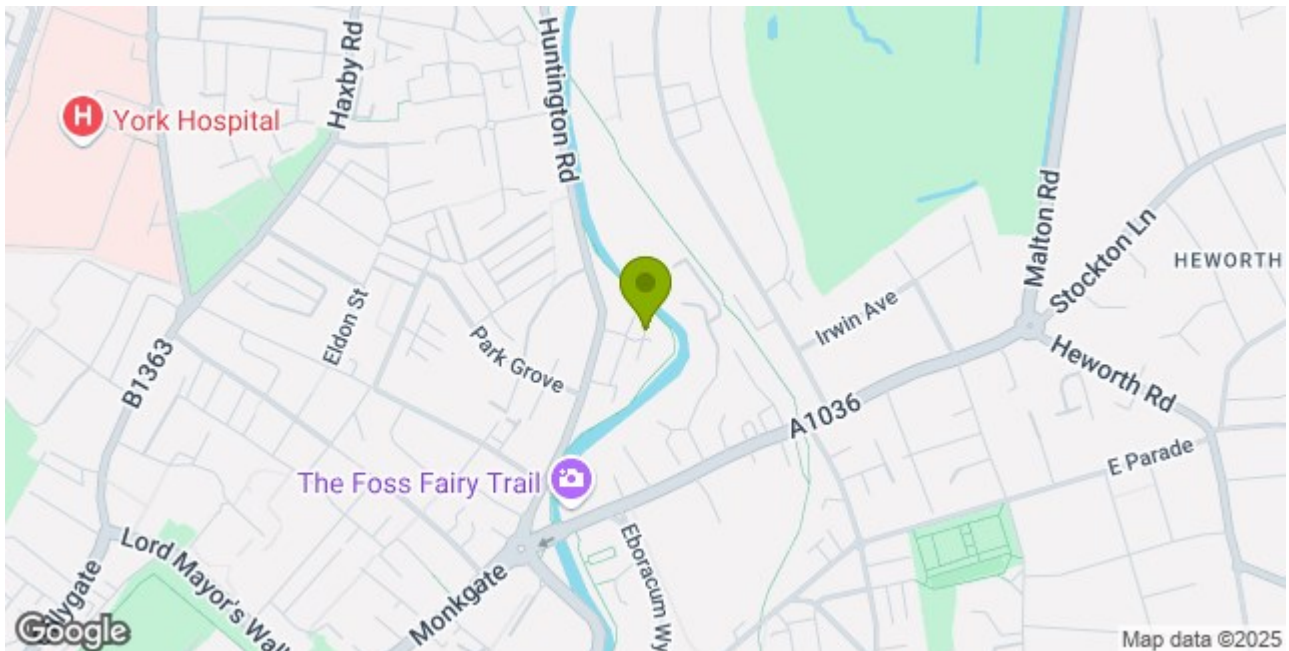
Management Company : Watsons - 0113 273 8788



Fossview House, Gladstone Street , York, YO31 8WD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 749 SQ FT / 69.59 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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