



Layerthorpe, York YO31 7XU

welcome to

Layerthorpe, York

A beautifully presented two bedroom apartment, situated in a superb location, a stones throw from the city centre. Ideally located in Layerthorpe, a popular residential area, this property is close to Foss Islands and its range of local amenities including coffee shops, supermarkets and gyms.



Entrance Hall

The entry hall to the home has carpeted floors, a storage cupboard, a radiator and an entry phone system.

Lounge/ Dining Room

10' 8" x 20' 4" (3.25m x 6.20m)

A well presented and spacious lounge with carpeted floors, a Velux window to the rear, a window to the front, a radiator and ample space for a dining table.

Kitchen

10' 8" x 8' 8" (3.25m x 2.64m)

A newly fitted kitchen with modern base units, an integrated oven, an extractor fan, space for a fridge/freezer, a Velux window, stylish tiled back splash and tiled flooring.

Bedroom One

12' 10" x 9' 8" max (3.91m x 2.95m max)

The first double bedroom has carpeted floors, a radiator and a window to the front of the home.

Bedroom Two

9' 8" max x 8' 10" (2.95m max x 2.69m)

The second double bedroom has carpeted floors, a radiator and a Velux window to the front.

Bathroom

A superb, newly fitted bathroom with tiled flooring, a bath tub with a shower over, a w.c, a wash hand basin, an extractor fan, a radiator and a Velux window to the rear.

Exterior

The apartment has a communal car park with one allocated space, as well as parking for visitors. There is also a secure bike shed.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Layerthorpe, York

- A BEAUTIFULLY PRESENTED, TWO BEDROOM TOP FLOOR APARTMENT
- SUPERB LOCATION, UNDER A 10 MINUTED WALK FROM THE CITY CENTRE
- ALLOCATED PARKING
- A SHORT WALK FROM FOSS ISLANDS WITH ITS CHOICE OF SHOPS AND AMENITIES
- SPACIOUS INTERIORS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109050 - 0005

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