

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





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

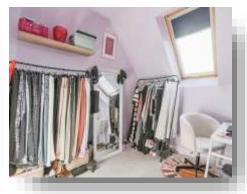
Tenure: Leasehold EPC Rating: C

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.

£210,000









view this property online williamhbrown.co.uk/Property/YOR109050



Property Ref: YOR109050 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1



williamhbrown.co.uk