

Elmpark Way, York YO31 1DX



welcome to

Elmpark Way, York

* Best Suited To Cash Only Buyers * Located to the East of York in this ever sought after residential area, just off Stockton Lane, Elmpark Way is a quiet, leafy address yet offers the convenience of being close to the city centre, varied commuter links, local amenities and a choice of schooling.













Entrance Hall

A carpeted entrance hall with the stairs up to first floor and a window to the side.

Lounge

12' 4" x 15' 9" ($3.76m \times 4.80m$) A carpeted lounge with an electric fireplace, a window to the front, a tv point, a radiator and a door to the side which leads to the balcony.

Kitchen

10' 10" x 12' 1" (3.30m x 3.68m) A fitted kitchen with wall/base units, a window to the rear and an integrated hob/oven.

Bedroom One

10' 7" x 12' 9" to front of integrated units ($3.23m \times 3.89m$ to front of integrated units) The first double bedrooms has carpeted floors, a radiator, a window to the front of the home and built in storage.

Bedroom Two

9' 10" x 10' 10" max (3.00m x 3.30m max) The second double bedroom has carpeted floors, a window to the rear, a radiator and built in wardrobes.

Bathroom

The bathroom has a bath tub with a shower over, a w.c, a wash hand basin, a radiator, a window to the rear and lino flooring.





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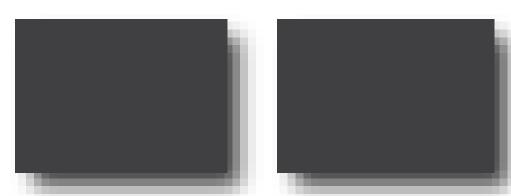
Elmpark Way, York

- A FANTASTIC TWO BEDROOM APARTMENT
- LOCATED WITHIN ONE OF YORKS' MOST SOUGHT AFTER AREAS
- GARAGE
- NO CHAIN
- NEWLY FITTED BOILER

Tenure: Leasehold EPC Rating: C Council Tax Band: B Service Charge: Ask Agent Ground Rent: Ask Agent This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Apr 1970.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



view this property online williamhbrown.co.uk/Property/YOR106276



Property Ref:

YOR106276 - 0005

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.

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william h brown



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Please note the marker reflects the

postcode not the actual property

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