



Astonthorpe House, 308 Tadcaster Road, York, North Yorkshire, YO24 1HF

£285,000

An outstanding 1,000sq ft. first floor apartment in this highly desirable and convenient location. 2 double bedrooms, 2 bathrooms, spacious living areas, attractive views, 2 parking spaces and attractive communal gardens.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this beautifully presented and spacious first floor apartment, boasting 2 double bedrooms, 2 bathrooms and an attractive front and rear outlook. Superbly located directly opposite Knavesmire, in this highly desirable and convenient location, within walking distance of the city centre and York Racecourse. Features include: tasteful decoration, quality fixtures & fittings, high ceilings, double glazing, modern electric heating, plentiful natural daylight and spacious & airy rooms. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, space, presentation, outlook, lifestyle and value.

PROPERTY SUMMARY

The accommodation includes a spacious central hallway, large lounge / dining room, breakfast kitchen, two double bedrooms, master en-suite and bathroom. Externally there are attractive communal gardens and 2 allocated parking spaces.

LOCATION

This established and highly desirable location is within a conservation area and is conveniently situated for access into York's vibrant centre, Knavesmire, York Racecourse and transport links. The local area enjoys plentiful amenities, including well regarded schools, shops, restaurants, pubs and hotels. The famous and historic centre of York provides an extensive further choice of shops, restaurants, bars and tourist attractions. There are excellent transport links serving the area, making it ideal for commuting and accessing the beautiful surrounding countryside. There are regular and fast trains connecting York to London, Leeds, Manchester, Newcastle, Edinburgh and the East Coast. The A1, M1 and M62 are also nearby. With the North York Moors, Yorkshire Dales, Yorkshire Wolds and East Coast all within easy reach, this is an ideal base for days out and exploring.

DIRECTIONS

Sat Nav location: YO24 1HF.

GROUND FLOOR

Spacious communal entrance lobby with secure intercom access and an impressive period staircase.

FIRST FLOOR

A further shared inner lobby area leads to the private entrance door, providing access into the spacious 'L' shaped central hallway.

Lounge / Dining Room 20' 10" x 16' 10" (6.35m x 5.13m)

A large and versatile living space with plentiful natural daylight from two front windows. Ample space for formal seating and dining areas.

Breakfast Kitchen 14' 9" x 11' 10" (4.49m x 3.60m) max.

A most impressive and pleasant space, with a large bay window providing an attractive open outlook and plentiful natural daylight. The modern fitted kitchen includes integrated appliances and a breakfast bar. An ideal space for eating, relaxing and home working.



Master Bedroom 10' 9" x 10' 8" (3.27m x 3.25m) plus entrance / wardrobe area.
Double bedroom with built in wardrobes and drawers.
Side window. Door to:

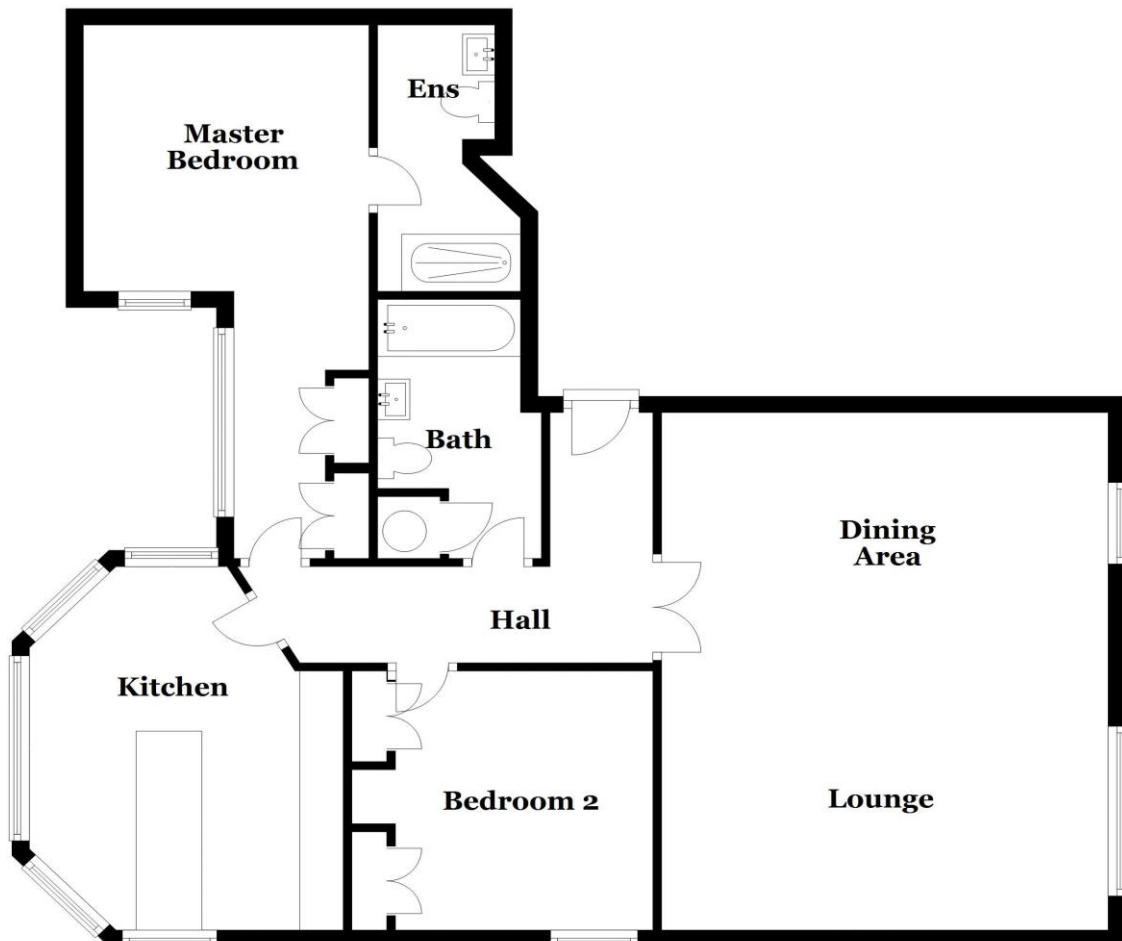
En-Suite 11' 7" x 5' 0" (3.53m x 1.52m) max.
Modern fitted shower suite.

Bedroom Two 11' 4" x 10' 5" (3.45m x 3.17m)
Double bedroom with built in wardrobes and drawers.
Side window.

Bathroom 10' 5" x 6' 2" (3.17m x 1.88m)
Modern fitted bath suite with shower over the bath. Hot water tank cupboard.



First Floor





OUTSIDE

There are beautifully maintained communal gardens, with a lawn, flowering borders and a paved seating area. To the front is a parking area, where this property enjoys two allocated parking spaces. There is also a secure communal bike store.

AGENT'S NOTES

The property has a 110 year lease remaining (125 years from 2006). Ground rent is approximately £384 per year and there is a monthly service charge of approximately £225. This includes buildings insurance and maintenance of the building, roof, drainage, window & gutter cleaning, communal areas, gardens and parking area. Any surplus feeds into a reserve fund. The property can be sub-let, but commercial holiday lets are not permitted.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

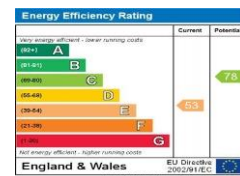
Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Leasehold.
Council Tax Band: E.

These details were prepared / amended on: 05/11/2021



AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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