



9 Samian House Tadcaster Road, Dringhouses, YO24 1QD
£209,995

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom 2nd floor apartment, situated on the outskirts of York City Centre. Benefiting from deceptively spacious living accommodation, modern bathroom and allocated parking space.

The living accommodation briefly comprises of; lounge/diner, kitchen area, 2 double bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially into York City Centre.

Leasehold - 977 years remaining

Ground rent - £150pa

Service charge - £1500pa

Council tax band - C

GROUND FLOOR

Lounge/diner 11'0" x 16'10" (3.37m x 5.15m)

Carpet flooring with open aspect through to the kitchen area and blind

Kitchen area 6'6" x 9'4" (2.00m x 2.87m)

High quality vinyl flooring with integrated oven, hob, hood, washing machine and fridge-freezer

Bedroom 13'5" x 12'2" (4.09m x 3.71m)

Carpet flooring with window to the rear elevation and blind

Bedroom 11'1" x 10'0" (3.38m x 3.06m)

Carpet flooring with window to the side elevation, fitted wardrobes and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, heated towel rail and partially tiled decor

EXTERNAL

Well presented communal grounds with access to shared bike shed. Allocated parking for 1 vehicle.