



17 Grange House, West Grange
Court
Clifton, York YO30 6AP



**17 Grange House West
Grange Court
Clifton, York YO30 6AP**

£260,000

Located off Clifton, this delightful apartment boasts a large reception room, perfect for relaxing or entertaining guests. With a spacious main bedroom and ensuite plus a further double bedroom, there's ample space for a small family or guests to stay over. The property also features a well-maintained wash room with European style utility area, which could easily be reverted back to an additional bathroom.

Situated in a peaceful neighbourhood, this apartment offers a tranquil retreat from the hustle and bustle of city life. The convenience of having a parking space for one vehicle adds to the appeal of this lovely property, making it ideal for those who value both comfort and practicality.

Entrance Hall

Storage cupboard housing water tank. Laminate flooring. Inset spotlights. Wall mounted heater.

Open Plan Lounge, Dining & Kitchen

24'0 max x 14'8 max (7.32m max x 4.47m max)

Lounge area; 2 x Electric heater. UPVC Window. Laminate flooring. Inset spotlights.

Kitchen area

Fitted with a range of white gloss units with contrasting work top with breakfast bar. Inset sink and drainer unit. Electric hob with extractor over. Double oven. Integrated fridge freezer. Tiled flooring.





Bedroom One

16'2 max x 12'9 max (4.93m max x 3.89m max)

Electric heater. Window.

Ensuite Shower Room

Fitted with shower cubicle, wash hand basin and toilet.

Bedroom Two

13'7 x 8'11 (4.14m x 2.72m)

Electric heater. Window.



Utility room

Wash hand basin and toilet. Space and plumbing for a washing machine and a dryer. Heated towel rail. Potential to easily revert back to a bathroom.

Communal Grounds

Bike store. Bin store. Parking bay 17. Smart communal garden area.

Leasehold Information

The property is Leasehold with a 125 year lease running from 2003.

There is an annual service charge of £1140.82 in 2024.

No ground rent to pay.

Share of freehold.



Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The

Local Authority is the City of York Council.

The property Electricity Supplier is

Northern Power Grid. T

Water is supplied by Yorkshire Water. The

property is connected to the main sewage

system operated by Yorkshire Water.

The property has electric wall mounted

heaters.

Hot water is provided by a Pulseacoil

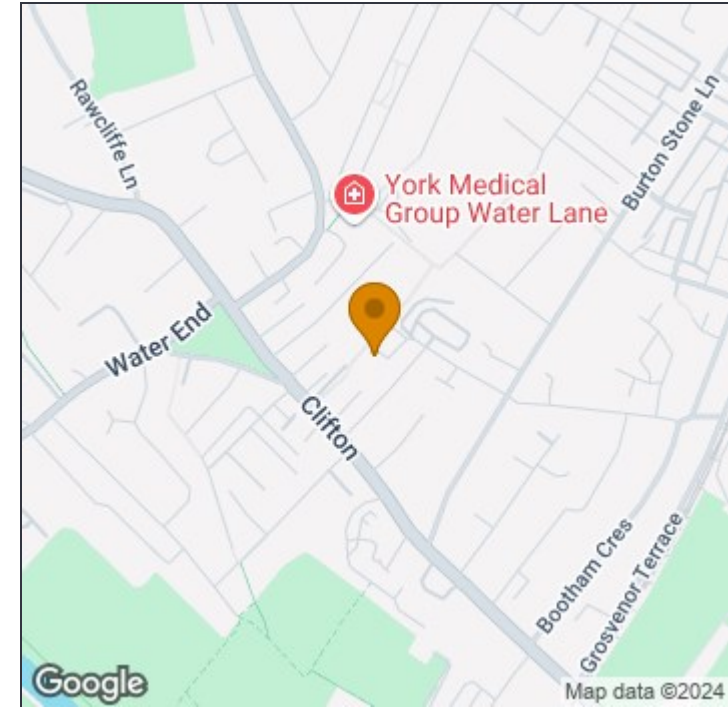
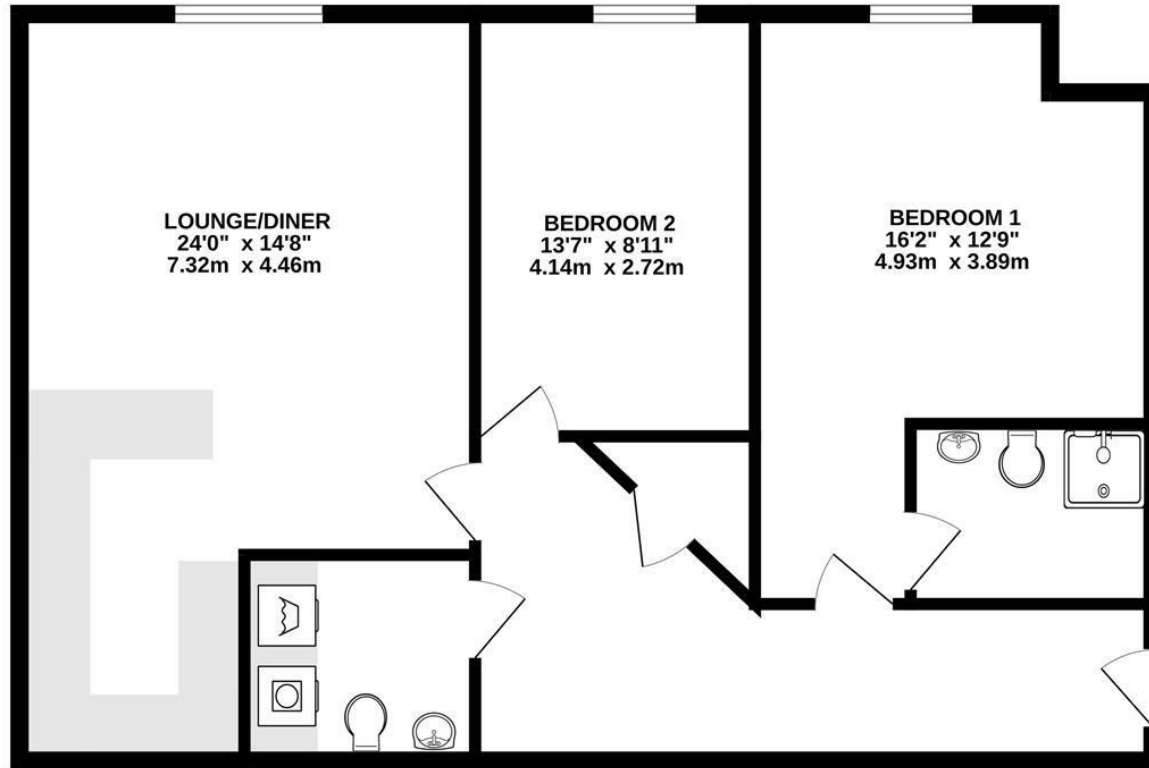
2000 electric water heater.

The broadband and mobile phone signal

can be checked via the Ofcom checker

facility at checker.ofcom.org.uk

2ND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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