



6 Ancroft Close
York YO1 9QF

6 Ancroft Close York YO1 9QF

£230,000

Washing up or eating dinner with a view of the City walls, it doesn't get much closer than this property!

A spacious maisonette once described as the Tardis due to its deceptive size! Quantum are delighted to bring to market this lovely two double bedroom central property. The current owners have removed walls to the ground floor which now provides a modern through lounge, dining kitchen. To the first floor there are two bedrooms, family bathroom and ensuite shower room. Viewings are recommended, call now to book.

EPC Rating TBC
Council Tax Band B

Entrance

UPVC door into the lounge.

Lounge

17'9 x 13'8 (5.41m x 4.17m)

UPVC window. Two radiators. Stairs to first floor. Opening through to the dining kitchen. Under stairs low level cupboard. Electric and gas meters.

Kitchen/Diner

17'9 x 8'5 (5.41m x 2.57m)

Fitted with wall and base units and coordinating worktops. Breakfast bar. Integrated fridge and freezer, oven and microwave. Induction hob with extractor hood over. UPVC window overlooking the city walls.

Dining Area: UPVC window overlooking the city walls. Radiator. Space for dining table and chairs.

Stairs to first floor

First floor landing

Loft hatch with ladder. Please note the loft is not boarded. Storage cupboard with space and plumbing for washing machine.

Bathroom

8'11" max x 7'10" max (2.72m max x 2.39m max)

Fitted three piece suite comprising; bath with electric shower over, wash hand basin and toilet. Opaque UPVC window. Heated towel rail.

Bedroom One

14'6 x 8'5 (4.42m x 2.57m)

UPVC window. Radiator. Fitted wardrobes and dresser. Storage cupboard with shelving.





Bedroom Two

11'11 x 10'10 (3.63m x 3.30m)

Two UPVC windows overlooking the city walls. Radiator. Built in wardrobes with sliding doors.

Ensuite

A fitted three piece suite comprising; shower cubicle, wash hand basin and toilet.

Communal Information

There is a communal bike store, storage room and enclosed bin area.

The property can be accessed via 2 stairways. There is parking available on site, however you would need to be added to a waiting list. Please note there are charges applicable to rent spaces and garages.

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 B. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a gas combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Leasehold information

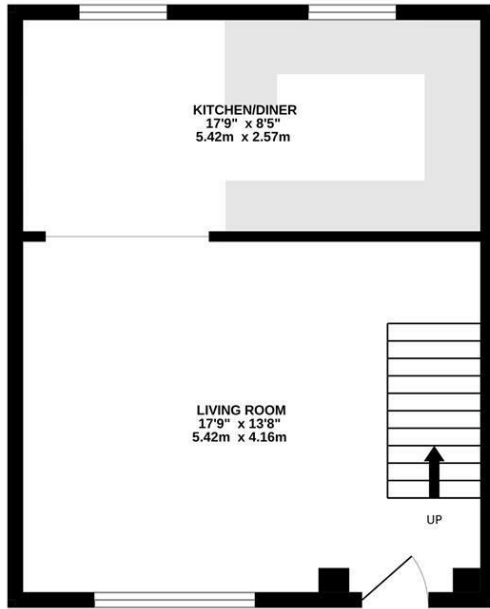
We have been advised of the following:

- * Lease length: 125 years from 1986 with 87 years remaining.
- * Ground Rent payable: peppercorn annually.
- * Service charge payable annually of £238.00

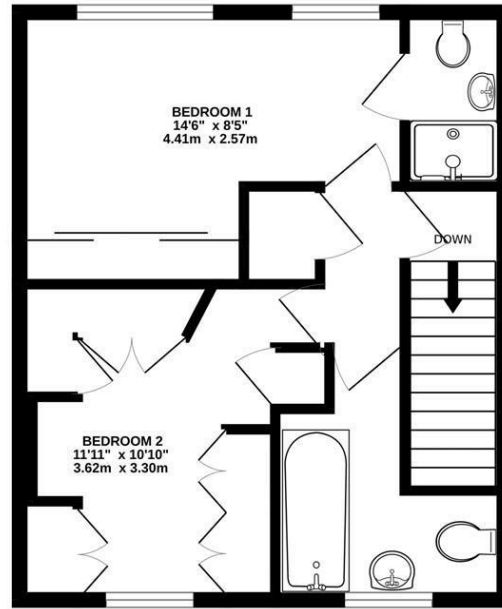
All information to be verified by the solicitors.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

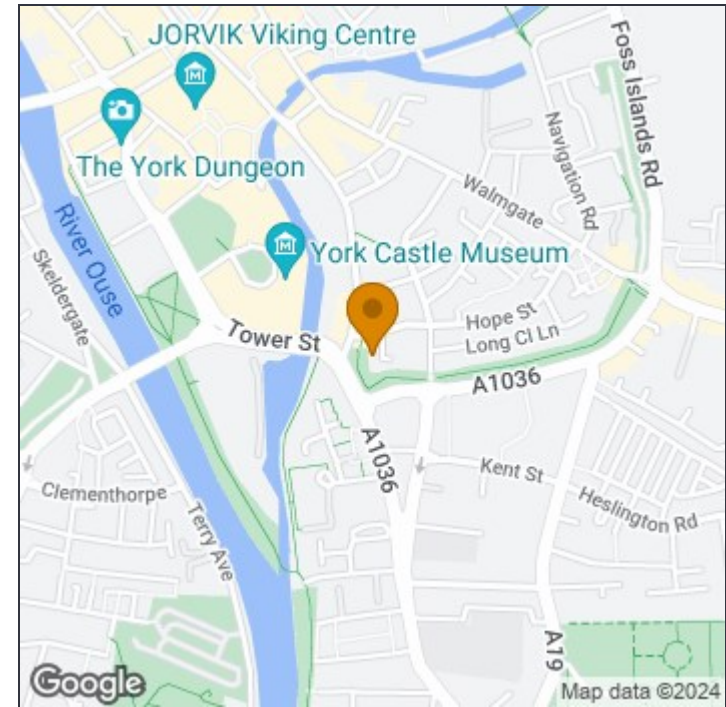


1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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.
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com