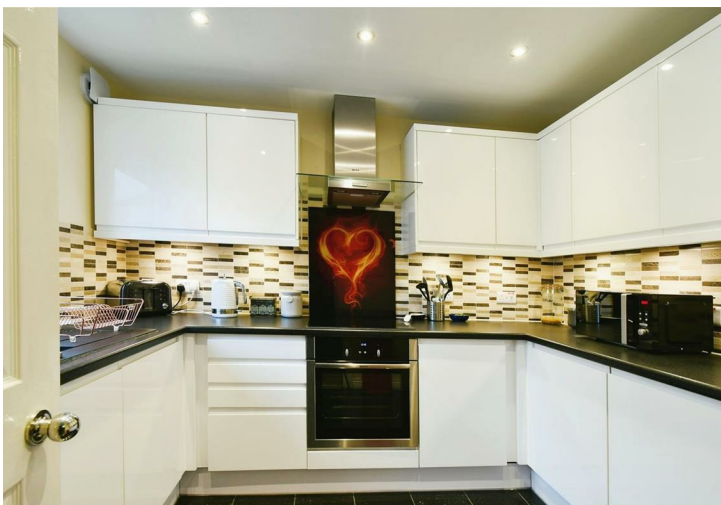




20 Cherry Hill Lane, York, YO23 1AW

Offers Over £280,000



20 Cherry Hill Lane, York, YO23 1AW

£280,000

Churchills Estate Agents are delighted to offer for sale this fully modernised and delightful two double bedroom first floor apartment set within this highly regarded riverside development just moments away from York's historic city centre and its many amenities. Positioned only a short walk from Rowntree Park, Bishopthorpe Road shopping parade and the railway station and for the last 30 years has been a popular residential community. Accessed via a communal hallway the bright and airy living accommodation comprises entrance hallway, 17' lounge/dining room, newly fitted kitchen with white goods, two double bedrooms and three piece bathroom suite. To the outside is a designated car parking space plus additional visitor parking spaces and communal gardens. There are also secure pathways to the river Ouse and onto Skeldergate. An internal viewing of this impressive property is highly recommended.

Description

Entrance Vestibule

Glazed door, tiled floor. Door to;

Entrance Hall

Tiled floor, storage cupboard.

Sitting Room/Dining Room

Double glazed windows to front, electric night storage radiator, power points, TV point. Newly fitted laminate flooring.

Kitchen

Fitted wall and base units incorporating countertop, 1.5 sink and draining board with mixer tap, electric oven & hob, fridge freezer, integrated dishwasher, washer/dryer, tiled flooring, window to front, power points.

Bedroom 1

Window to rear, power points, electric night storage radiator. Newly fitted laminate flooring,

Bedroom 2

Window to rear, electric night storage radiator, power points. Newly fitted laminate flooring,

Bathroom

Panelled bath with tiles and mixer shower head. Separate electric shower overhead. low level WC, wash hand basin, tiled flooring, cupboard, extractor fan.

Outside

Designated parking space, visitor parking spaces and communal gardens.

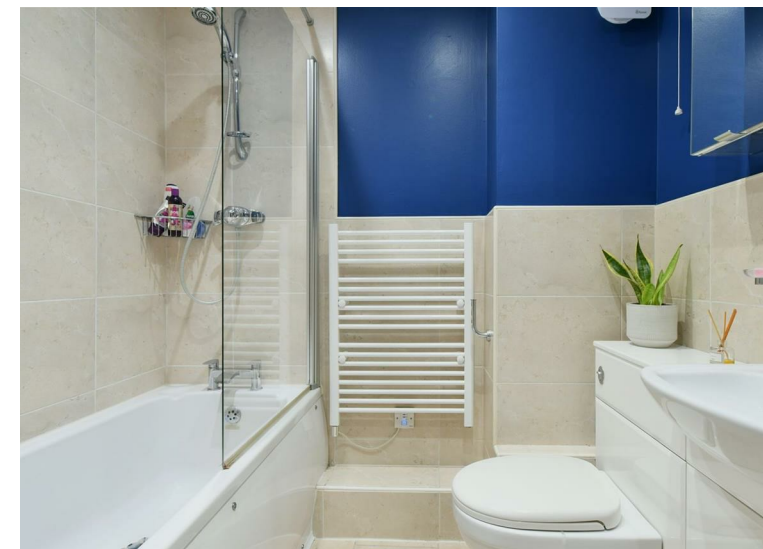
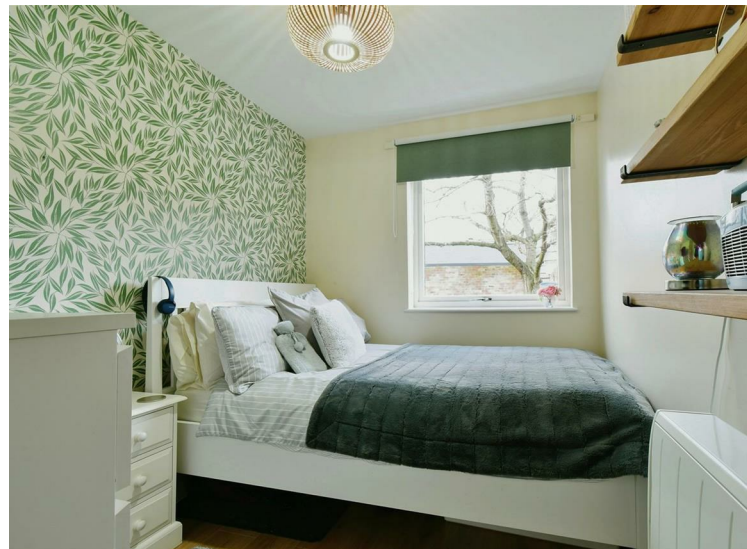
Lease: 960 years left

Service charge: £1316 per annum

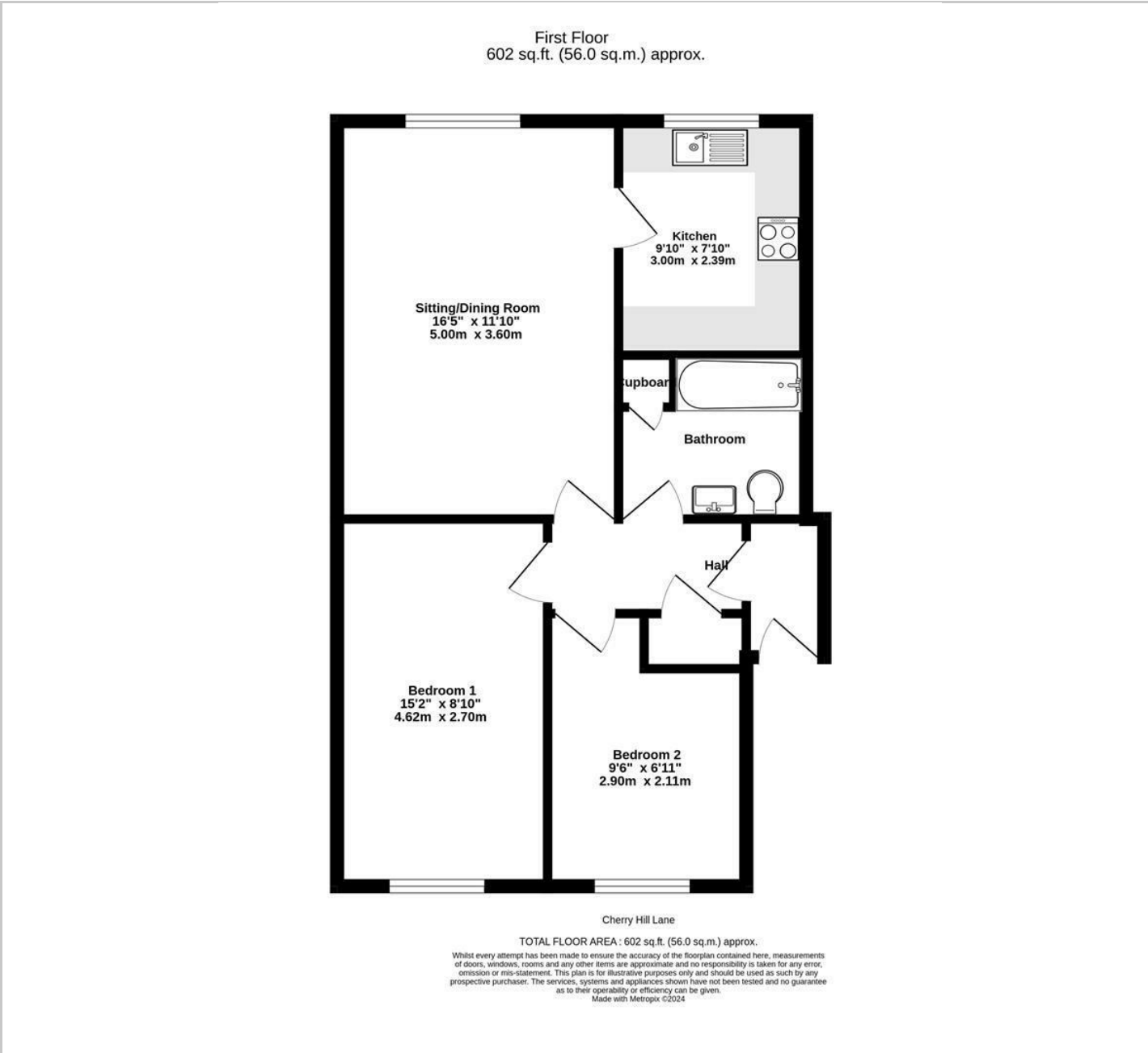
Ground rent: 0

Features

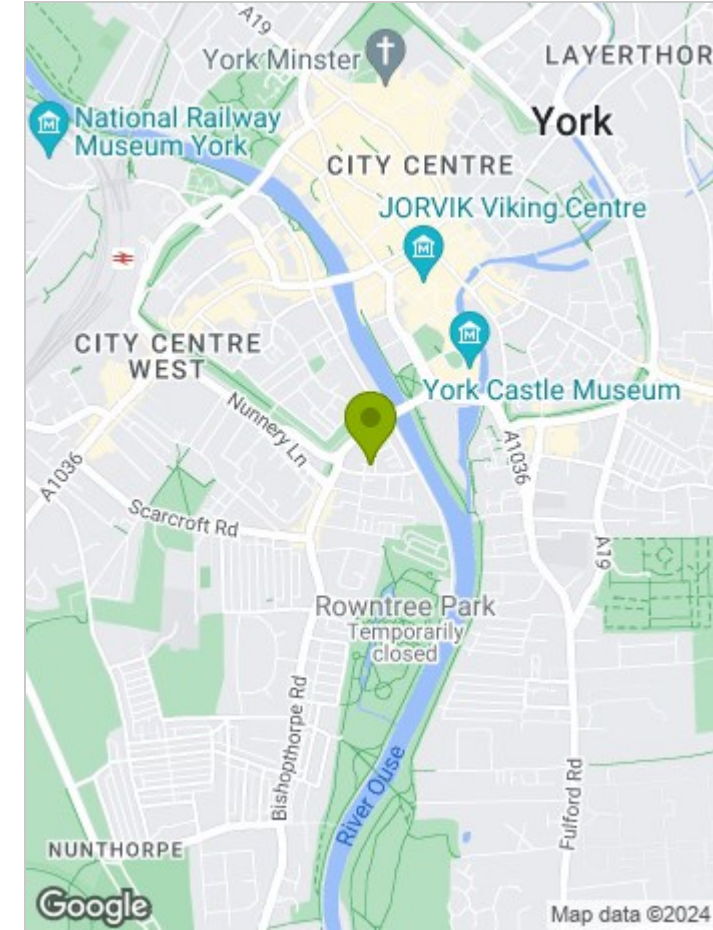
- Fully Modernised Throughout
- Two Double Bedrooms
- Highly Regarded Riverside Development
- Moments Away From York's Historic City Centre
- Newly Fitted Kitchen & White Goods
- Car Parking Space Plus Visitor Spaces
- Secure Pathways To The River Ouse
- Council Tax Band D
- EPC C78



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		78	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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 representation of fact, 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.