



6 Dukes Wharf Terry Avenue

York, YO23 1JE

Guide Price £500,000



A TRULY FABULOUS RIVERSIDE PROPERTY! Churchills Estate Agents are delighted to offer for sale this large apartment located on the first floor within this sought after and exclusive development just a short walk from Rowntree Park, York's historic city centre, the railway station and Bishopthorpe Road shopping parade. The property has been vastly upgraded by the current owners to create a relaxing and pleasant open plan living space offering views over the river Ouse and towards the city centre as well as Bluebridge and the river Foss. Accessed via a secure communal hallway the property comprises entrance vestibule, entrance hallway, cloaks, modern fitted kitchen with integrated appliances, living/dining room with windows overlooking the riverside, further sitting area opening to a study, master bedroom with en-suite shower room, further double bedroom and a modern 3 piece bathroom suite. To the outside is a brick garage with loft storage space as well as extra visitor spaces, well presented communal gardens and courtyard plus storage cupboard with space for bicycles. An accompanied viewing is highly recommended.

Entrance Vestibule

Entrance Hallway

Cloaks

Kitchen

13'11 x 8'11 (4.24m x 2.72m)

Fully fitted with modern units and integrated appliance

Living/Dining Room

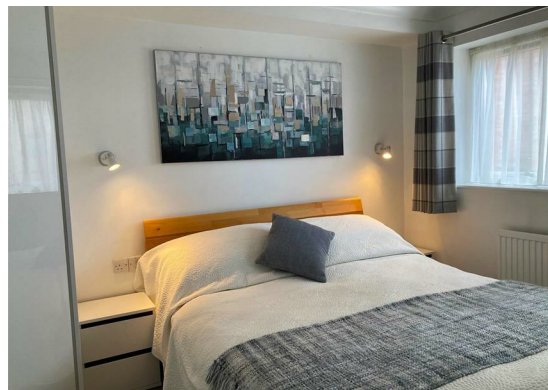
20'2 x 17'7 (6.15m x 5.36m)

Large open plan lounge diner with windows overlooking the river

Sitting Area

11'5 x 7'5 (3.48m x 2.26m)

A bright additional sitting area with windows giving views of the river towards the city centre





Study

10'4 x 6'5 (3.15m x 1.96m)

Ideal office/library area

Master Bedroom

13'9 x 10'4 (4.19m x 3.15m)

Spacious master bedroom with fitted wardrobes and door to:

En-Suite Shower Room

Modern suite comprising walk in shower cubicle, wash hand basin and WC

Bedroom 2

11'11 x 10'4 (3.63m x 3.15m)

A good double bedroom with fitted wardrobes

Bathroom

8'5 x 6'9 (2.57m x 2.06m)

Quality modern suite comprising panelled bath with mixer shower, vanity unit housing wash hand basin and WC

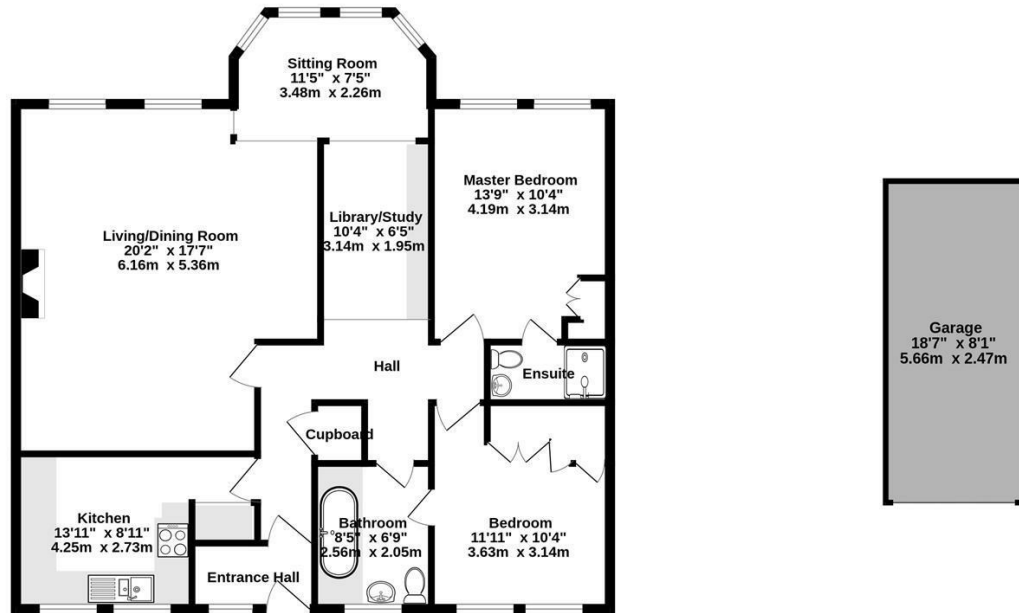
Outside

There is a communal garden and sitting area to the rear of the development. The property has a brick garage with loft storage space and there are visitor parking spaces.



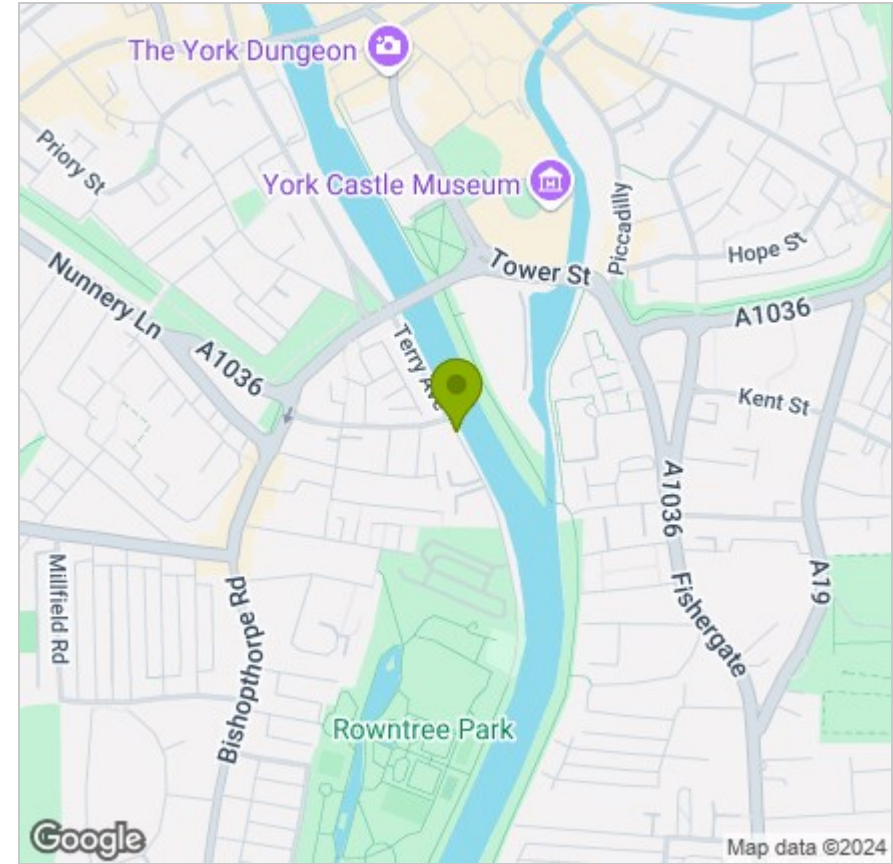
FLOOR PLAN

First Floor
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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LOCATION



EPC

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

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