



35 Albemarle Road
York, YO23 1EW
Guide Price £260,000



NO ONWARD CHAIN! VIEWS OVERLOOKING THE KNAVESMIRE! TWO DOUBLE BEDROOMS AND PARKING!
Churchills Estate Agents are delighted to offer for sale this impressive and well cared for two bedroom ground floor apartment situated within York's popular South Bank. Accessed via a secure entrance hall and benefitting from uPVC double glazing as well as gas central heating this property is sure to appeal to a range of residential buyers. It comprises entrance hallway with storage cupboards, fitted kitchen, sitting/dining room with bay window, two double bedrooms and a three piece shower room. To the outside are communal gardens to front and rear, bicycle store and a designated off street parking space. An accompanied viewing is highly recommended.

Communal Hallway

Secure entrance door.

Entrance Hall

Storage cupboards, power points. Carpet.

Sitting/Dining Room

14'6 x 14'1 (4.42m x 4.29m)

uPVC double glazed bay window to front, two double panelled radiators, TV point, power points. Carpet.

Kitchen

11'5 x 9'7 (3.48m x 2.92m)

uPVC double glazed window to rear, door to communal gardens, fitted wall and base units comprising counter tops, one and a half stainless steel sink with mixer tap, double panelled radiator, space and plumbing for appliances, power points. Laminate flooring.

Bedroom 1

11'10 x 11'6 (3.61m x 3.51m)

uPVC double glazed window to rear, double panelled radiator, fitted wardrobes, power points. Carpet.





Bedroom 2

12'1 x 9'7 (3.68m x 2.92m)

uPVC double glazed window to front, single panelled radiator, storage cupboard, power points. Carpet.

Shower Room

Opaque uPVC double glazed window to rear, walk in shower, wash hand basin, low level WC, double panelled radiator.

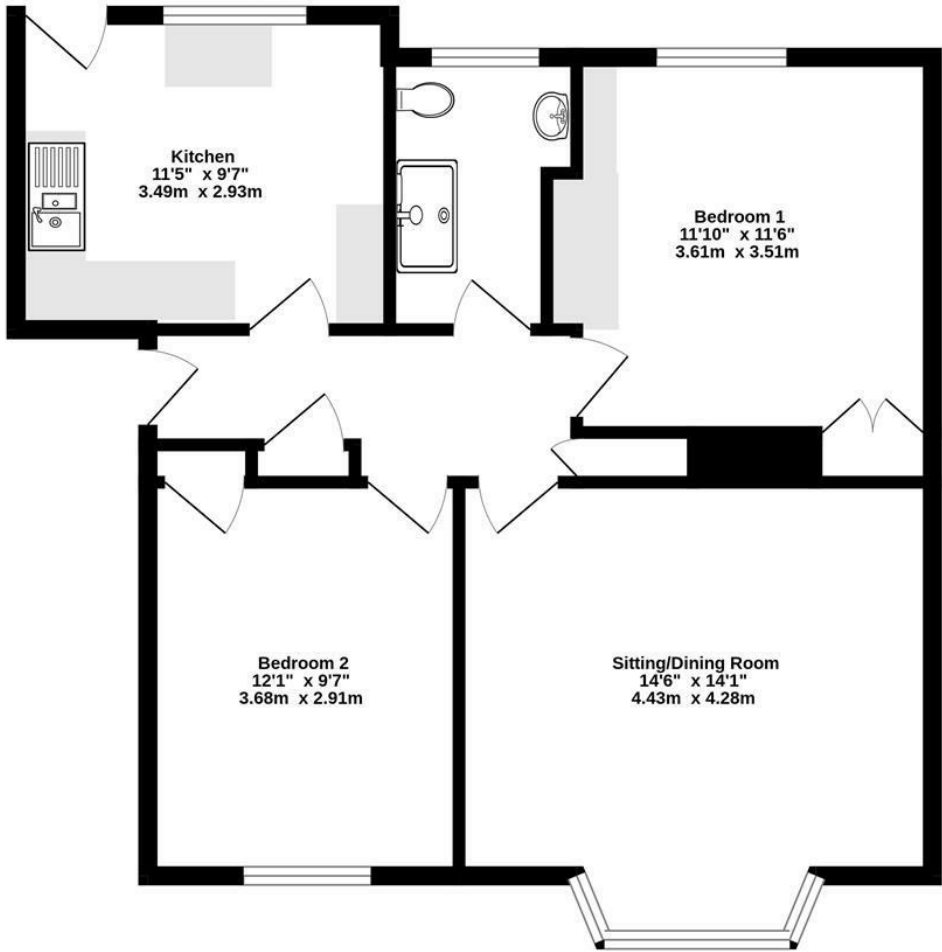
Outside

Designated parking space, communal gardens and bicycle store.



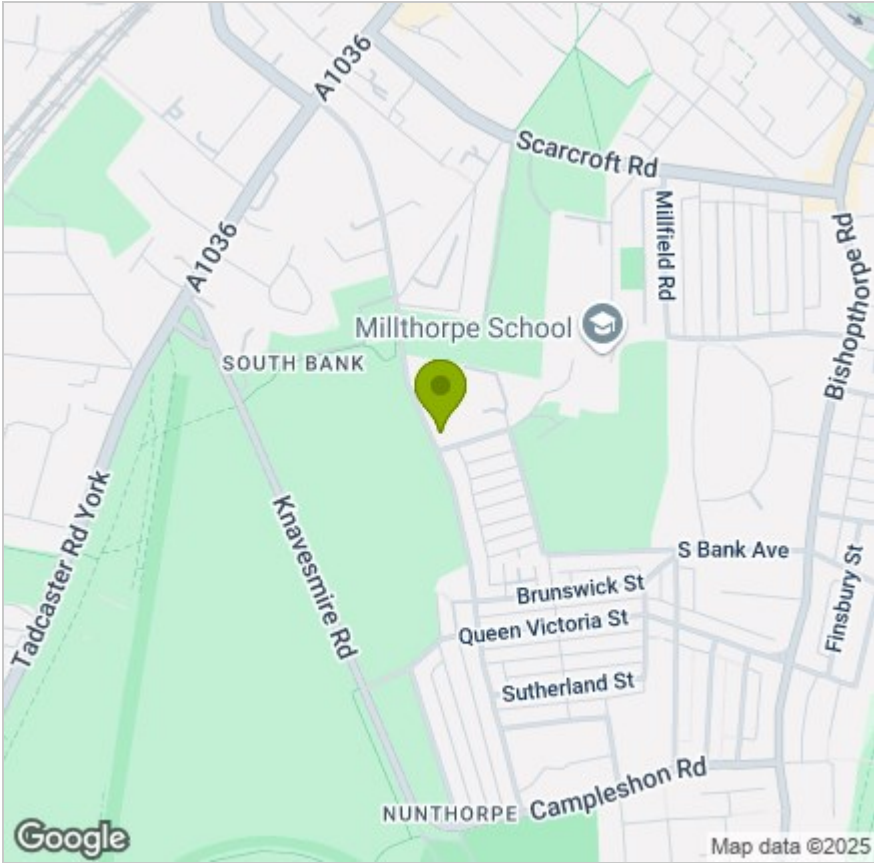
FLOOR PLAN

Ground Floor
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.