

A FABULOUS GROUND FLOOR APARTMENT WITH LARGE REAR COURTYARD AND OFF STREET PARKING. Set in this sought after position, close to York Railway Station and equidistant to the city centre and Acomb front street as well as popular Holgate Windmill, The Fox public house & West Bank Park.

This period property has recently undergone a program of refurbishment to a very high standard to provide high quality living accommodation. The property comprises; communal entrance hall, entrance lobby, lounge/dining room, good sized kitchen with high quality units and integrated appliances, double bedroom with period fire & bay window. There is also an impressive three piece bathroom suite and brand new combination boiler. To the outside is a traditional front forecourt whilst to the rear is a walled courtyard, gravelled area for off street parking and the potential for electric car charging. An internal inspection of this superb property is strongly recommended.

Communal Hallway

Glazed entrance door. Carpet and luxury vinyl tiling. Door to:

Entrance Hall Luxury vinyl tiling. Panelled door to:

Lounge/Dining Room

uPVC double glazed window to rear, under stairs storage, column radiator, TV point, power points. Luxury vinyl tiling.

Kitchen

uPVC double glazed window to side, door to paved courtyard, fitted wall and base units with counter tops, sink with mixer tap, eye level oven, electric hob, column radiator, power points. Luxury vinyl tiling.

Bedroom

uPVC double glazed bay window to front, period fireplace, column radiator, power points. Carpet.











Bathroom

Opaque uPVC double glazed window to side, panelled bath with shower over, low level WC, wash hand basin, wall mounted gas combination boiler, towel rail/radiator, tiled walls, extractor fan. Vinyl flooring.

Outside

Shared front forecourt. Paved rear courtyard with gravelled and storage area, secure timber gate to alleyway.

FLOOR PLAN

Ground Floor Kitchen 10'10" x 6'11" 3.31m x 2.11m Sitting/Dining Room 13'5" x 12'0" 4.09m x 3.67m Communal Area 19'5" x 3'6" 5.93m x 1.07m Bedroom 14'5" x 11'6" 4.40m x 3.52m

Whild every attempt has been made to ensure the accuracy of the floorplun contained here, measurements of cloose, welves, nonen and any other items are approximate in an on responsibility is taken for any remy measurement. 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 Meetops, C2025.

LOCATION



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