



6 Assembly House The Avenue  
York, YO30 6BN

Guide Price £475,000



A superb two double bedroom second floor apartment within this exclusive and highly regarded development with an impressive kitchen and large living spaces. Located just off Bootham and therefore only a short distance to York's historic city walls and the railway station and within close proximity to popular schools, amenities and riverside walks into either the city centre or open countryside. Internally the attention to detail and quality is evident including 'quartz' worktop, Siemens appliances, tiled bathrooms and modern lighting. This larger than average property fully comprises; entrance hallway, modern fitted kitchen, dining area, sitting and lounge areas, master bedroom with three piece shower room, second double bedroom and an additional house bathroom. To the outside is a gated car park with designate parking space, visitor areas, storage and communal spaces. An internal viewing is strongly recommended.

### Entrance Hallway

Entrance door, large walk-in cupboard, study area, power points, double doors to;

### Dining Area

Double glazed window to front, wall mounted electric heater, carpeted flooring, power points

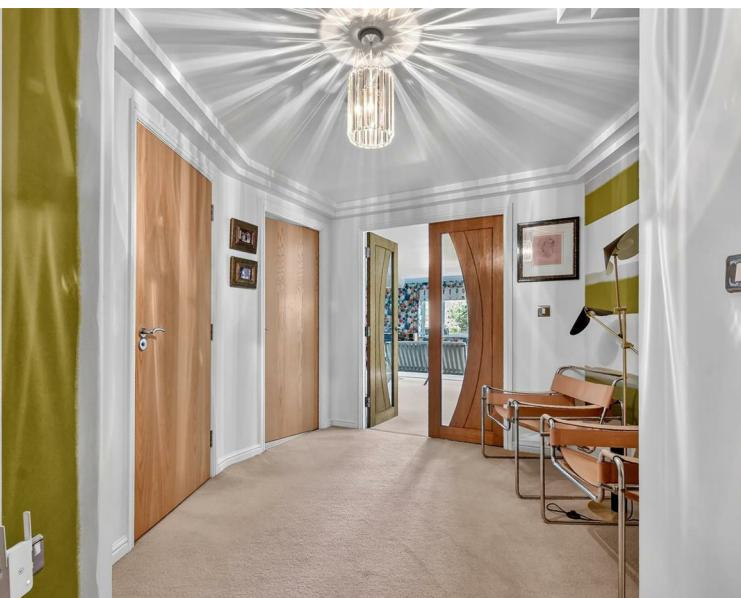
### Kitchen

Two double glazed windows to front, upgraded kitchen with modern units and 'Silestone' worktop, eye level multi-combination double oven and hob, integral dishwasher, washing machine, fridge and freezer, 'Amtico' flooring, recessed spotlights, mirrored splashback. power points

### Sitting Room and Lounge Area

Double glazed windows to side, two wall mounted electric heaters, carpeted flooring, TV and power points, intelligent lighting





## Master Bedroom

Double glazed window to rear, fitted wardrobes, carpeted flooring, power points

## En-Suite

Walk-in shower cubicle, low level WC, wash hand basin, mirror with shaver point, tiled flooring, spotlights, extractor fan, underfloor heating, opaque window to side

## Bedroom 2

Double glazed window to rear, fitted wardrobes, wall mounted electric heater, carpeted flooring, power points

## Shower Room

Large walk-in tiled shower enclosure, low level WC, wash hand basin, tiled flooring, electric radiator, recessed spotlights, extractor fan, mirror with shaver point

## Outside

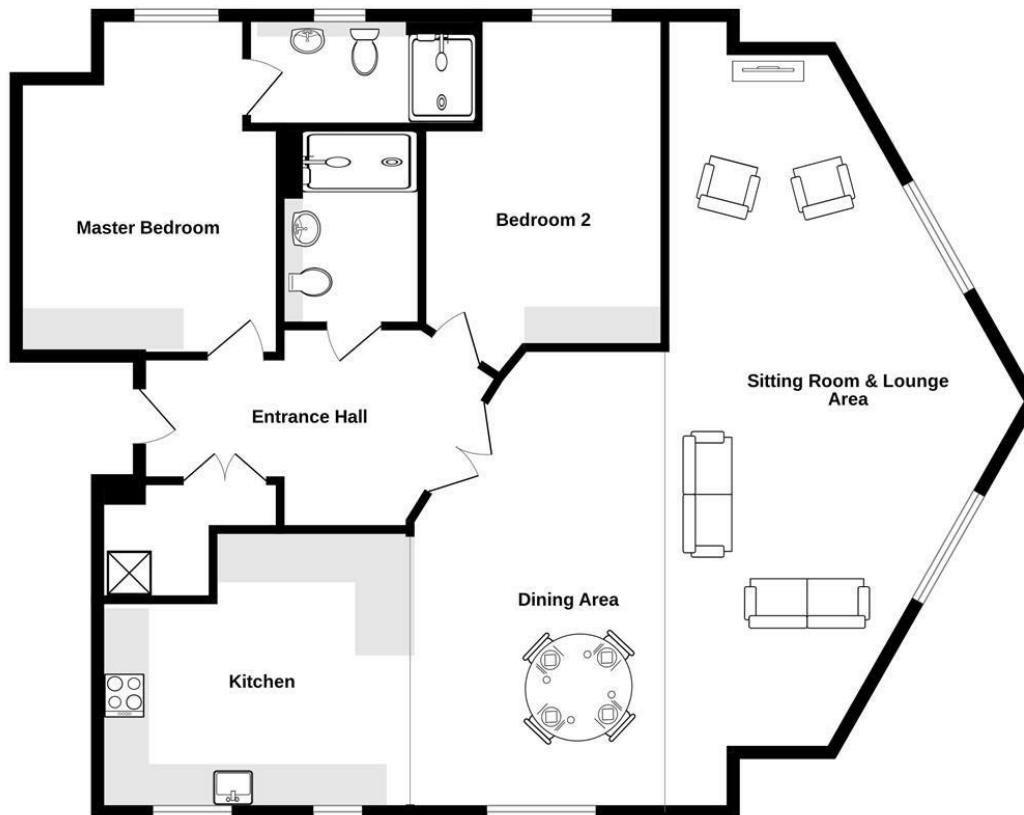
Gated allocated parking with visitor spaces, storage areas and communal gardens.

## Lease and Service Charges

To be advised

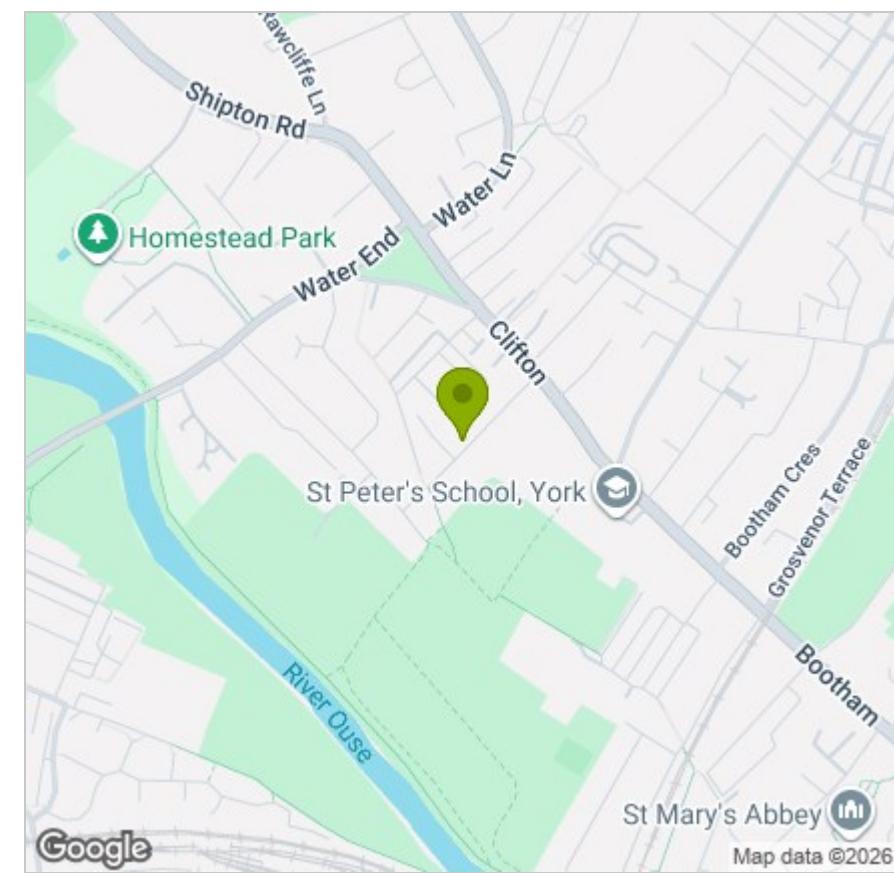
## FLOOR PLAN

Second Floor  
1322 sq.ft. (122.8 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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	85
(69-80)	C	79
(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

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.