

HUNTERS[®]

HERE TO GET *you* THERE



Ashgrove, 47 The Village

Haxby, York, YO32 2HY

Asking Price £88,000



Council Tax: A



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ACCOMMODATION

The development has a secure entryphone / key fob system and the apartment is on the first floor and can be accessed via lift or stairs

ENTRANCE HALL

Airing cupboard with hot water cylinder, additional storage cupboard

SHOWER ROOM

Shower cubicle with electric shower, pedestal wash hand basin, close coupled wc, extractor fan, towel heater

LIVING DINER

Window to the rear, two electric storage heaters, opens into kitchen area, also has sliding doors off living room into bedroom area

KITCHEN AREA

Range of fitted wall and base units with one and half sink drainer, oven, electric hob, space for appliances, extractor fan

BEDROOM AREA

Fitted wardrobes

DEVELOPMENT INFORMATION

There is an onsite manager whose role is to assist the day-to-day operations of the development but not provide care. There is a communal lounge, gardens, and laundry room, as well as a guest room which can be hired when needed (subject to availability). Ashgrove is located on the main street of Haxby 'The Village' between Sainsbury's and Millers Fish and Chips so is perfectly positioned to enjoy the amenities of this highly regarded area.

LEASEHOLD INFORMATION

The property has the benefit of a 125 year lease from 1st August 1987 (89 years remaining), with a ground rent of £61 per annum and monthly service charge of £285.58 which is paid half yearly (£1,713.45) in both September & March.



Road Map



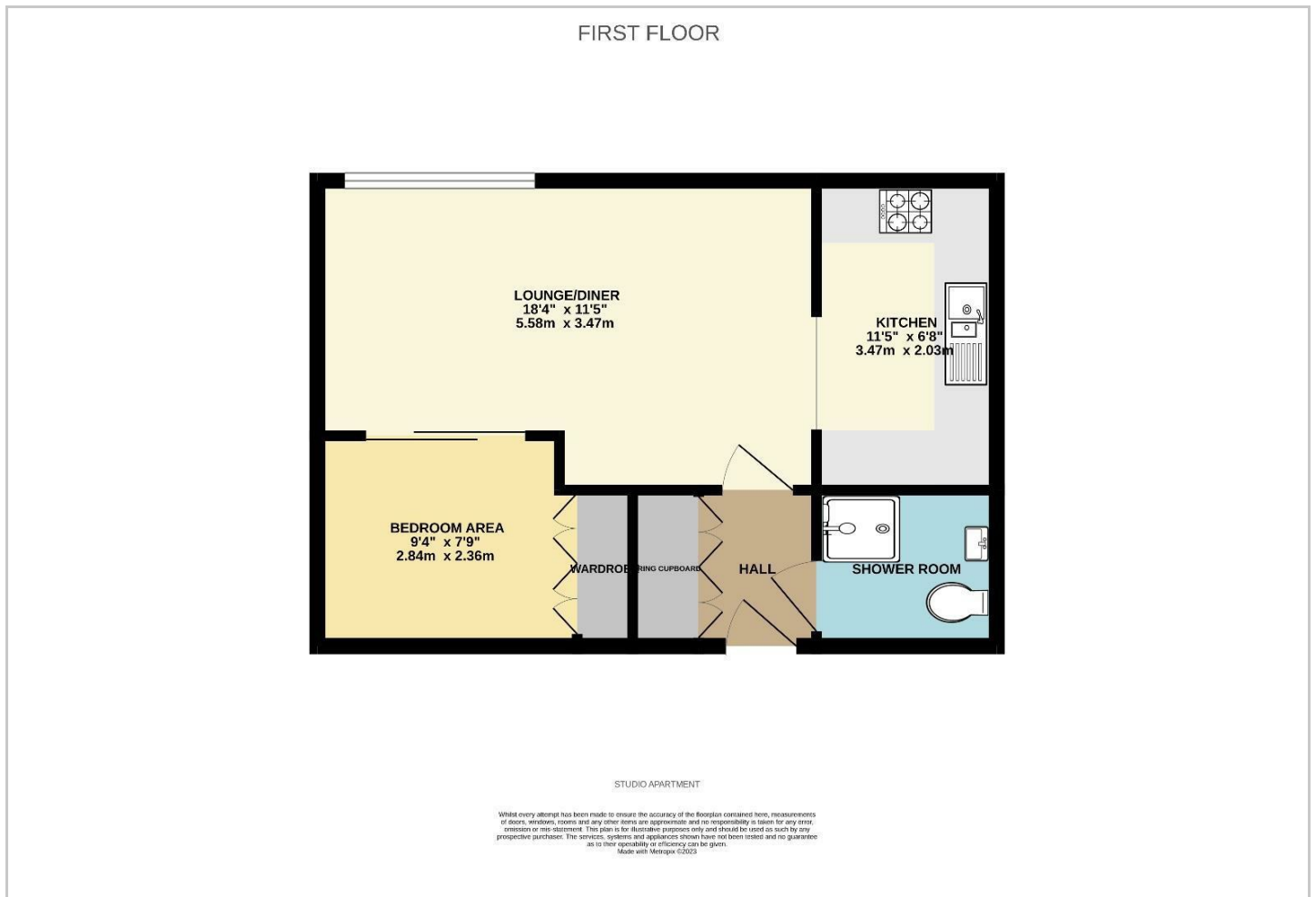
Hybrid Map



Terrain Map



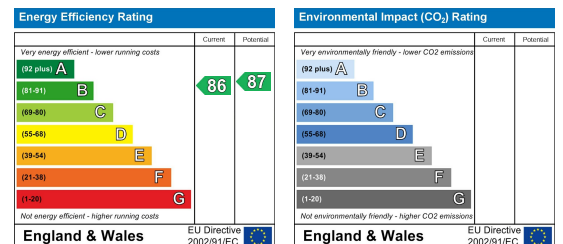
Floor Plan



Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.