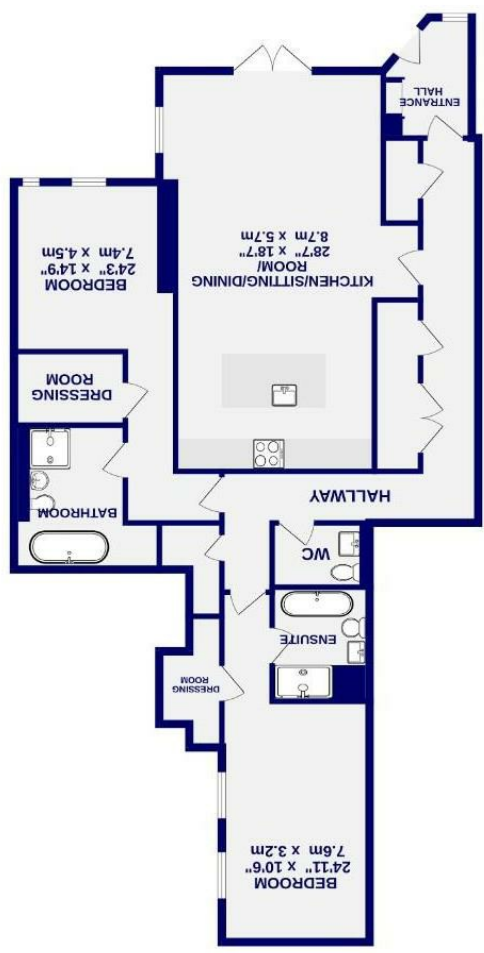


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Kirk House Mill Mount, York YO24 1AG

Leasehold
Council Tax Band - F

- Luxury Ground Floor Apartment
- Two Double Bedrooms
- En Suite Bath/Showerrooms
- Walk in Dressing Rooms
- Stunning Open Plan Living Room/Kitchen
- Approx 1500 Sq Ft
- Electric Gated Community
- Two Parking Spaces
- Landscaped Gardens
- EPC- C



TOTAL FLOOR AREA: 1518sq ft. (141.0 sq m.) approx.
 While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It should be noted that the dimensions shown are for the internal area and do not include the thickness of walls, doors and windows. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability. Measurements are for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.



Kirk House
Mill Mount, York
YO24 1AG

£615,000



Set within a private, gated development in the sought after location of The Mount, this two bed, luxury ground floor apartment offers spacious, luxury living, just a short walk from York city centre, Bishopthorpe Road and York railway station

The property briefly comprises of a private entrance hall, leading to an open plan living/dining. The shaker kitchen is complimented by quartz worktops and Bosch appliances including a wine fridge, fridge freezer, dishwasher and built in microwave / oven.

The Amtico flooring throughout the living space, creates a peaceful flow and has the added comfort of individual room controlled underfloor heating.

Both double bedrooms feature the privacy of an en-suite bathroom, and the addition of a dressing room creates ample space and storage.

The property benefits from double garden doors, leading to a private patio, looking out onto landscaped gardens which are tended to fortnightly by the gardener. The development also has the convenience of 2 bike storage sheds, electric charging points and a parcel collection room for all residents.

Offered with no onward chain, this property is a must see to appreciate it fully.

Leasehold

Length of lease 999 years from 3019 - 995 years remaining

No ground rent

Service charge £2600.00 per annum.

Service charge review period: Annually

Council Tax Band- F

