**snoths** 

property on behalf of the vendor.

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 ofherwise. Any areas mentioned any services 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 contact in the employment of Ashtons has any authority to make or give any representantly whatsoever in relation to this property or these particulars. No person in the employment of Ashtons has any authority to make or give any representantly whatsoever in relation to this property or these particulars. No person in the employment of Ashtons has any authority to make or give any representantly whatsoever in relation to this property or these particulars. If the contectines and are not also any contract relating to the

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- EBC TBC
- Garage & Parking
- Patio Area & Communal Gardens
  - noitized supinU •
  - Two Bathrooms
  - Two Double Bedrooms
  - Ground Floor Apartment

Leasehold Council Tax Band - C

Ashfield Court Tadcaster Road, York YO24 1QS



GROUND FLOOR 807 sq.ft. (75.0 sq.m.) approx.



## Ashfield Court Tadcaster Road, York YO24 1QS

## Offers Over £270,000



2



An exceptional two bedroom ground floor apartment with views over communal gardens to the front and rear on this most private position within this sought after development.

Located on the Ashfield Court development, tucked away off Tadcaster Road. With handy access to the A64 outer ring road, fantastic local amenities and York city centre, not to mention the Knavesmire and York Racecourse.

The accommodation in brief, a front entrance hallway leads to a rear living/ dining living space with sliding doors onto the rear garden. The kitchen has modern white shaker style units with chrome handles, a granite effect worktops and includes a range of integrated appliances. The two double bedrooms both benefit from fitted wardrobes and the front bedroom has an ensuite WC and sliding doors onto the patio. The family bathroom is a three piece suite with walk in shower and underfloor heating.

Externally, a private entrance with a courtyard to the front and communal gardens surround the apartment. It also benefits from a garage on bloc and an off road parking space.

A charming location and sure to be popular, early viewing highly recommend.

Owner Occupiers Only.
Lease Length 200 years from 24 January 1969
Service Charge- £1080 per annum
Ground Rent- £0
Council Tax Band- C



















