

**Master Bedroom**  
17'5" x 9'11"  
5.3m x 3.0m

**Bedroom 2**  
11'10" x 8'10"  
3.6m x 2.7m

**Bedroom 1**  
15'5" x 15'0"  
4.7m x 4.6m

**Living Room**  
15'5" x 15'0"  
4.7m x 4.6m

**Dining Room**  
13'6" x 7'3"  
4.1m x 2.2m

**Kitchen**  
9'9" x 7'10"  
3.0m x 2.4m

**Bathroom**  
8'10" x 5'10"  
2.7m x 1.6m

**WC**  
2'7m x 1.6m

**Entrance Hall**

**Cupboard**

**Airing Cupboard**

**Wardrobe**

**Shelves**

**Wardrobe**

- Ground Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Unique Position
- Patio Area & Communal (
- Garage & Parking
- EPC TBC

Leasehold  
Council Tax Band - C

Ashfield Court  
Tadcaster Road, York  
YO24 1QS



Ashfield Court, Tadcaster Road, York, YO24 1QS



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Offers Over £270,000

 2  1

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

