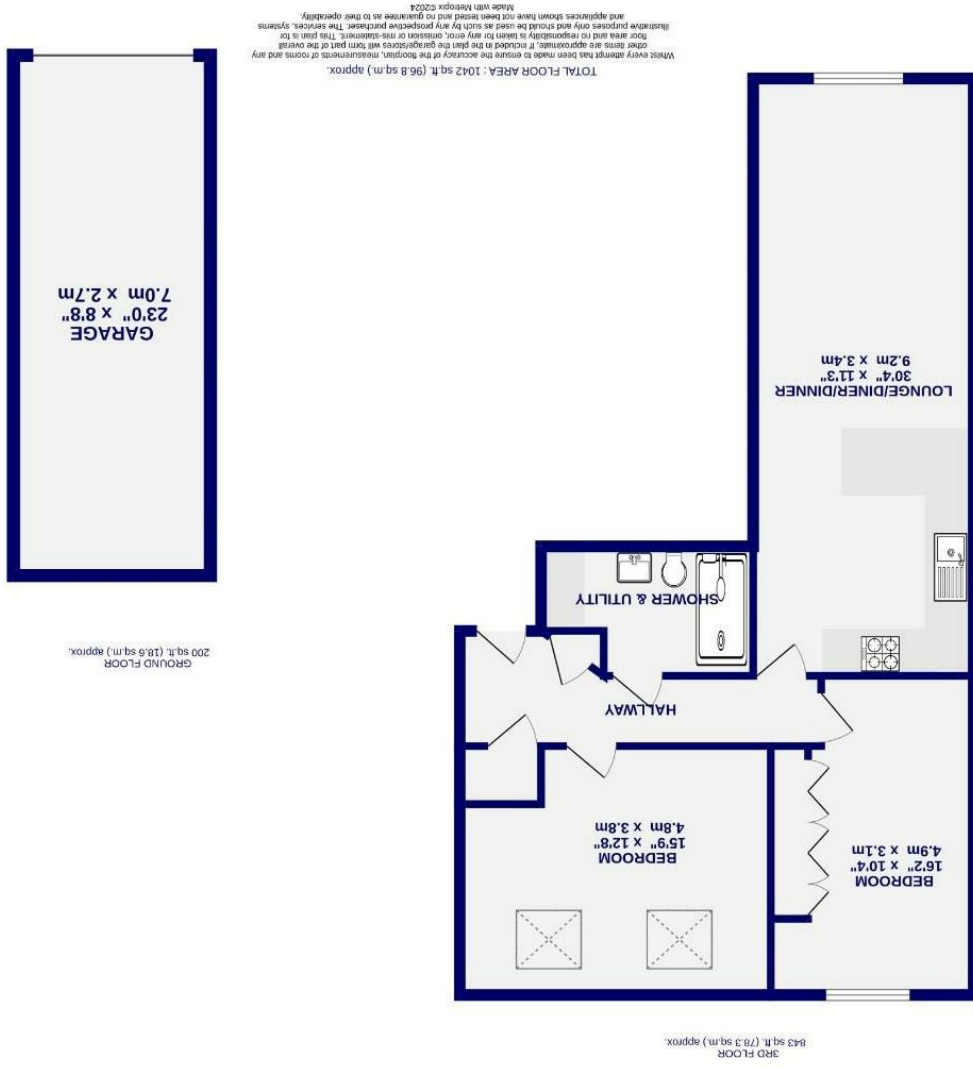


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- EPC - C
- Updated & Improved Throughout
- Conveniently Placed For CC & Acomb
- Garage
- Open Plan Reception Space
- Two Double Bedrooms
- Larger Than Average Apartment
- Loft Apartment

Leasehold  
Council Tax Band - D

# Shelley House Monument Close, YO24 4HT





Shelley House  
Monument Close, York  
YO24 4HT

Offers Over £220,000



Located in the popular residential development of Shelley House, which is just a short distance away from the thriving Front Street of Acomb, is this superb loft apartment. Offering two spacious bedrooms and a bright and airy open plan reception space, this apartment is not to be missed. Having undergone a scheme of modernisation and improvement, this property would be a perfect first home, especially as it also offers a single garage and is within walking distance of York city centre and train station.

Accessed through a secure communal entrance, this property is situated on the second floor and opens into a contemporary hall with panelled walls and new flooring (as found throughout). The modern and open plan, kitchen living diner is found at the end of the hall and benefits from a dormer window allowing light to flood through. The kitchen area has an array of wall and base units, allowing for plenty of storage as well as worktop space, and also houses some integrated appliances. The updating of this property has been well thought out, as throughout the property there are upgraded sockets and light switches, new electric radiators and Wi-Fi LED spot lights that can be controlled remotely.

Off the hall are two spacious bedrooms set to the front of the building which boast stunning views of York Minster and Holgate Windmill. Again, generous in size, these rooms offer enough space for a range of furniture. Finally, the internal accommodation is completed by a contemporary and upgraded shower room / utility room, and two deep storage cupboards.

Externally the residents have communal use of the gardens and parking, with the added benefit for this specific apartment, of a larger than average single garage.

Leasehold  
Length of lease- 155 years from 1 January 2004  
Ground rent £200 per annum  
Ground rent review period N/A  
Service charge £806.88 per annum

Council Tax Band - D

