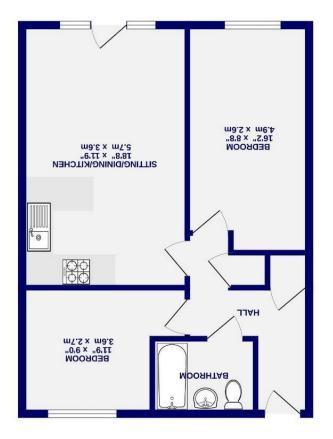


15T FLOOR 562 sq.ft. (52.2 sq.m.) approx.



AO31 82Z الکلاملاحی محمد Yearsley House,

Leasehold Council Tax Band - C

- First Floor Apartment
- Two Double Bedrooms
- Overlooking Local Green Space
- Allocated Parking On Site
- Open Plan Kitchen Living Diner
- Convenient Position Close To CC
- Ideal First Time Buy
- EbC B

These particulars have been prepared as accurately 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 articular point which is of particular importance to you, please contact the office and we would be pleased to be a statement of fact'. If there is any point which is of particular importance to you, please contact of facting of the measure of fact'. If there is any point which is of pood working order, or that the property is in good structural condition or otherwise. Any are in good working order, or that the property is in good structural condition or otherwise regarding the importances, appliances, appliances, and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the condition or of the statements relating in the preperty is in good work of activations of the statements are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the tractures of activations of the statements relating in the sectored approxer in the property or these particulars not entertract of the test of the property or the sectored activation or proces, applied only and the property or activation or proxeer in the property or these particulars. No percent the property or precise the test of the sectored of the test of test of test of the test of test



FLOOR AFEA : 562 sq.ft. (52.

# Ashtons

## Yearsley House, Pinsent Court, , York, YO318SZ

#### Yearsley House, Pinsent ,York+ YO31 85Z

### £180,000



Located in this sought after residential area, positioned just northeast of York city centre, is this lovely two bedroom apartment. Rare to find with apartments, this property is surrounded by trees and overlooks a local park, creating a wonderful sense of privacy. Pinsent Court is conveniently placed for the varied amenities Heworth and Huntington have to offer, including a range of shops, eateries, and a GP, as well as commuter links for access further afield.

Accessed via a secure communal entrance, this apartment is situated on the first floor. The apartment offers a spacious entrance hall that leads to the open plan kitchen, living, and dining area. Bathed in natural light from the expansive windows overlooking the local park and trees, this room provides ample space for a range of furniture. The kitchen offers fantastic storage through an array of wall and base units, which also house integrated appliances. The rest of the apartment consists of two double bedrooms, a well presented three piece bathroom, and two deep storage cupboards off the hall.

Externally, the development provides communal gardens for all residents to enjoy. There is also an allocated parking space sold with this apartment, with plenty of on street non permit parking available in the immediate vicinity.

Expected to be popular on the open market due to its aspect and position relative to the city, early viewing is highly recommended.

#### Leasehold

Length of lease - 125 years from 1 January 2003 Ground rent £200 per annum Ground rent review period- N/A Service charge £2,016 per annum

Council Tax Band - C



















