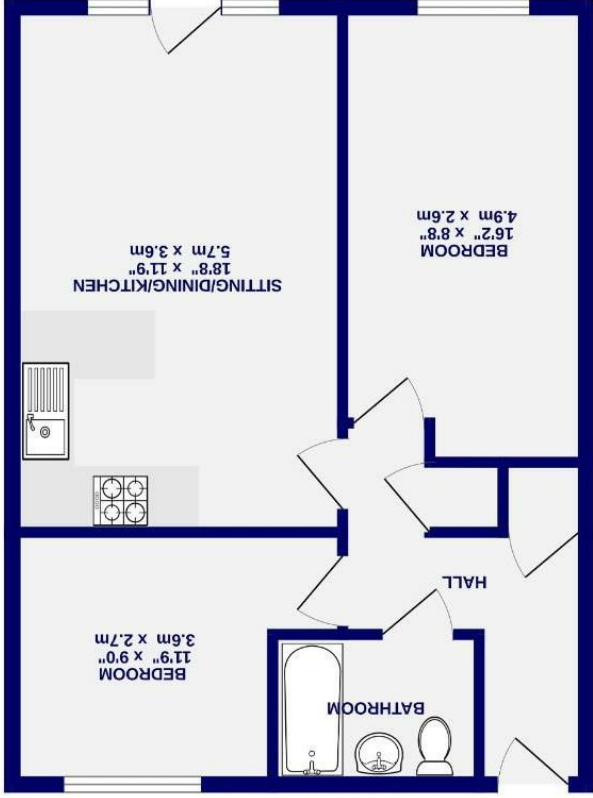


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

1ST FLOOR AREA - 562 sq. ft. (52.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that you should measure the rooms and areas yourself. The floor plan and any other information should be used as a guide only and should not be relied upon as a statement of fact. The floor plan and any other information should be used as a guide only and should not be relied upon as a statement of fact. The floor plan and any other information should be used as a guide only and should not be relied upon as a statement of fact.



1ST FLOOR
 562 sq. ft. (52.2 sq.m.) approx.

- 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
- EPC B

Leasehold
 Council Tax Band - C

Yearsley House, Pinsent Court, York, YO31 8SZ



Yearsley House, Pinsent

York+

YO31 8SZ

£180,000

2 1

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

