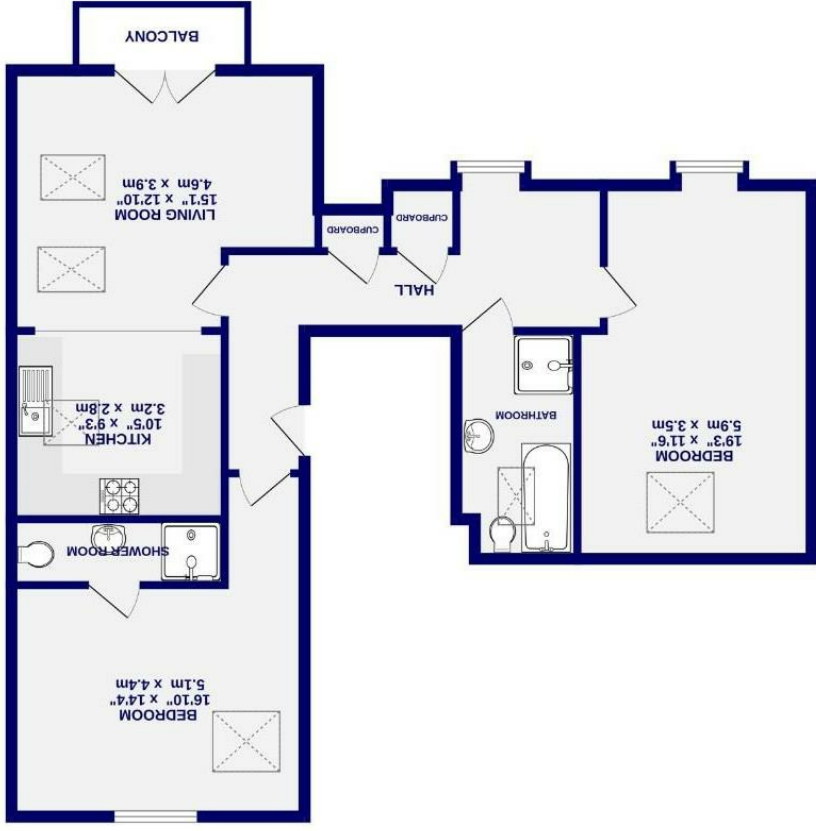


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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



THIRD FLOOR  
914 sq.ft. (84.9 sq.m.) approx.

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- Large Penthouse Apartment
- Two Large Double Bedrooms
- Two Bathrooms
- Balcony
- Garage
- Close To CC & Train Station
- No Onward Chain
- EPC - D

Leasehold  
Council Tax Band - C

# Islands House Dennison Street, York YO31 8YX



Islands House  
Dennison Street, York  
YO31 8YX

£310,000



Located off Huntington Road, positioned just north of York, is this loft apartment offering plenty of internal accommodation. Spacious in its layout, this property is offered with no onward chain and is ready to move into. Benefitting from a garage, this property also is conveniently placed for quick access to the city centre by foot, bike or public transport.

Accessed via a secure communal entrance, this property is located on the top floor. Internally the property offers a spacious landing which leads into the open plan kitchen living diner with French doors out to the balcony overlooking the River Foss. The kitchen offers plenty of storage through wall and base units with some integrated appliances. The hall provides access to two double bedrooms, an ensuite off the master bedroom and a four piece bathroom. There are also some deep cupboards for storage.

Externally the property offers ownership of a garage with visitor parking on site.

Offered with no onward chain, early viewing is highly recommended.

Leasehold  
Length of lease - 155 years from 1 January 2007  
Ground rent- £300 per annum  
Ground rent review period- N/A  
Service charge- £3,000 per annum

Council Tax Band - C

