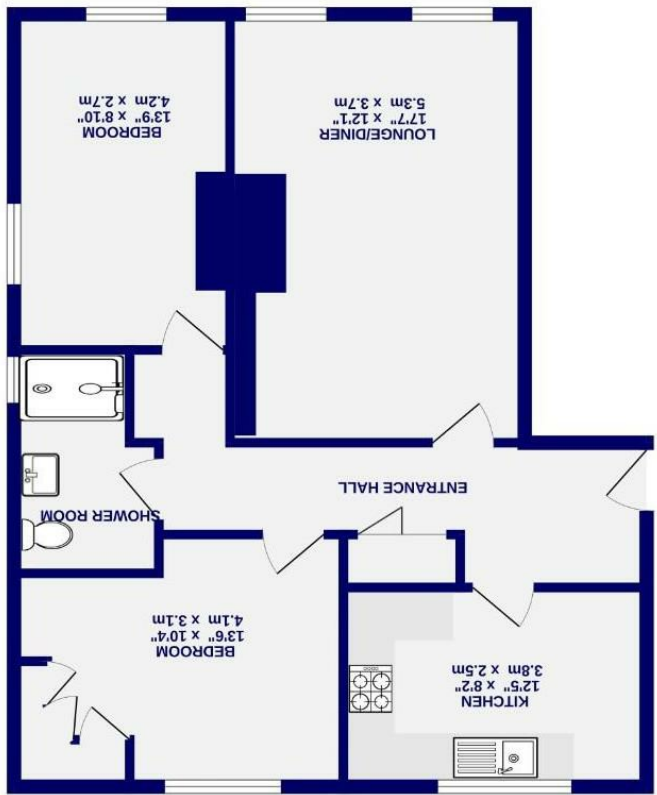




Skipwith Road Escrick, York YO19 6JL

Leasehold - Share of Freehold
Council Tax Band - B

- Charming Ground Floor Apartment
- Two Double Bedrooms
- Lounge Diner
- Fitted Kitchen
- Shower Room & WC
- Communal Gardens
- Garage
- Sought After Village
- EPC - D



GROUND FLOOR
710 sq. ft. (66.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, the measurements of rooms and any other areas are approximate. It is advised to take the floor plan as a guide only and not to be relied upon for any other purpose. The floor plan is for information only and should not be used for any other purpose. The floor plan is for information only and should not be used for any other purpose. The floor plan is for information only and should not be used for any other purpose.

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.

Skipwith Road
Escrick, York
YO19 6JL

Asking Price £200,000

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Ashtons Estate Agents are pleased to offer to the market this charming two bedroom, ground floor apartment with garage, in the much sought after village of Escrick, located to the south of York and conveniently located for access to the A19 and Selby. The pretty North Yorkshire village offers a good variety of amenities including a village school, petrol station/store and public houses/restaurants.

Derwent Court is understood to have been built in the 1800's as a police station/courtroom and converted to form nine dwellings in the 1980's. This impressive building is set in attractive mature communal grounds, located to the edge of the the village. Upon entering the communal vestibule entrance then into the personal entrance hall with storage cupboard, leading to the bright and airy lounge diner with tranquil views of the well kept front lawn. Off the entrance hall is the bespoke fitted kitchen with an array of wall and base units and built in cooking facilities.

Two double bedrooms at the end of the hall offer versatile accommodation and lovely, stylish shower room and WC complete the apartment.

Externally, there is an ample sized garage and delightful mature and manicured communal gardens. A viewing is highly recommended to really appreciate this beautiful apartment and the location in such a peaceful and tranquil setting and would also be a great investment opportunity.

Leasehold
Length of lease- 957 years remaining
Ground rent £0 per month
Service charge £130 per month

Council Tax Band - B

