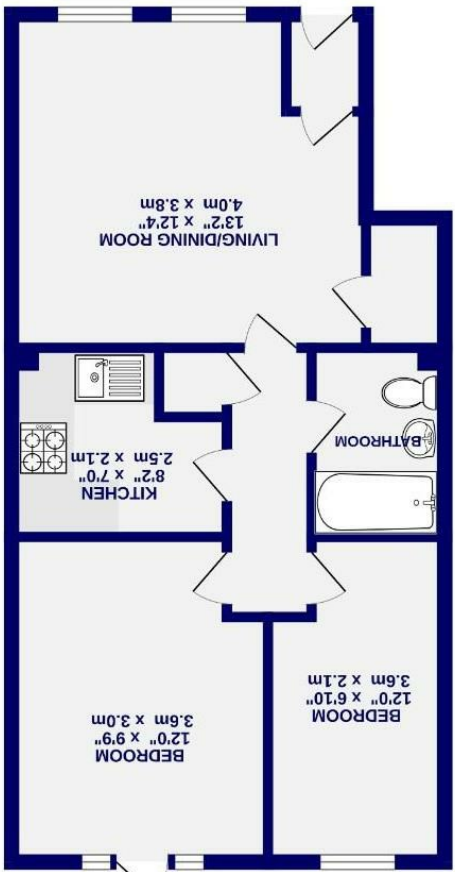




# Escrick Street , York YO10 4AW

Leasehold - Share of Freehold  
Council Tax Band - B

- Ground Floor Apartment
- Two Bedrooms
- Sought After Location
- Bright Living Dining Space
- Close to Local Amenities
- Good Access To Transport Links
- Courtyard Garden
- Allocated Parking
- EPC - C
- Shared Leasehold



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the dimensions and appliances shown have not been tested and no guarantee as to their operation. Made with Metrelog 52025

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.



Escrick Street  
, York  
YO10 4AW

£190,000

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Welcome to this two bedroom ground floor apartment, nestled in a quiet mews on Escrick Street. Ashtons Estate Agents are delighted to offer this charming home which is situated in a highly sought-after area, offering the perfect blend of convenience to the city centre and tranquillity being tucked away. Enjoying easy access to our historic bar walls, local amenities, vibrant cafes, restaurants, and excellent transport links, making this the perfect choice for those seeking a balance between city living and relaxation.

The flat boasts a spacious and light-filled living area, with two large windows inviting in the natural daylight. The well-appointed kitchen with an array of wall and base units offering ample storage and culinary preparation space.

Both bedrooms are to the rear of the building and provide a peaceful retreat. The house bathroom with white suite, completes the apartment.

Externally the property has an allocated parking space, conveniently positioned with access to the rear private courtyard garden, offering space to enjoy a morning coffee in the warmer months.

Perfect for first-time buyers, the apartment offers a fantastic opportunity to step onto the property ladder in a prime location.

Leasehold  
Length of lease- 965 years remaining  
Ground rent- £25 per annum  
Ground rent review period- Fixed  
Service charge- £700 per annum

Council Tax Band - B

